



# **THE HEALING WATERS TRAIL**

A Cultural Landscapes Approach to  
Planning a Semi-Urban Trail System,  
Truth or Consequences, New Mexico

Lisa Roach, Summer 2009



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## PART 1: INTRODUCTION AND PLANNING CONTEXT



*"Trails can enrich the quality of life for individuals, make communities more livable, and protect, nurture, and showcase America's grandeur by traversing areas of natural beauty, distinctive geography, historic significance, and ecological diversity."*

- American Trails Program, 1990, Trails for All Americans



# CHAPTER 1:

## INTRODUCTION

### Purpose of this Report

This report evaluates existing conditions, makes design recommendations, and proposes an interpretive plan for portions of the proposed Healing Waters Trail in Truth or Consequences, New Mexico. The intent of this report is to contribute to a comprehensive Healing Waters Trail Development Plan, which local steering committee members and partners will use to secure funding for trail implementation. This report utilizes a cultural landscapes approach to assessing the conditions of and making treatment recommendations for the historic and natural resources along the downtown and wetlands segments of the Healing Waters Trail. This approach recognizes that the interactions over time between people and the natural geothermal resources of the Hot Springs Artesian Basin have contributed to a unique sense of place in Truth or Consequences.

By integrating trail design with both the preservation of historic buildings, sidewalks and sites and the conservation of natural resources, the Healing Waters Trail will showcase and protect the distinctive community character of this place. Historic preservation and environmental conservation are inter-dependent in downtown T or C. Both are essential to the success of the Healing Waters Trail and to broader efforts to revitalize downtown. This report provides an assessment of the cultural landscape of the Healing Waters Trail, the distinctive heritage of which forms the basis for design recommendations and an interpretive plan for the trail's downtown and wetlands segments.

### Summary of Key Ideas

The following are highlights of ideas presented in this report. Proposals regarding trail design and heritage interpretation along the Healing Waters Trail are inspired by the history and character of the cultural landscape in which the trail will be situated.

#### *Designing the Downtown Segment*

Design Goal 1: Create awareness of the Healing Waters Trail and promote trail use.

Design Goal 2: Preserve character, create interest, and enhance aesthetic quality of the streetscape.

Design Goal 3: Encourage and reinforce pedestrian activity downtown.

Design Goal 4: Ensure accessibility for all trail users.

Design Goal 5: Enhance pedestrian comfort.

Design Goal 6: Install street trees and plantings.

Design Goal 7: Improve crosswalk safety.

#### *Designing the Rotary Park / Wetlands Segment*

Design Goal 1: Expand Rotary Park to better conserve the hot springs wetlands.

Design Goal 2: Improve access for and reduce conflicts between pedestrians and vehicles.

Design Goal 3: Enhance comfort for park visitors and trail users.

Design Goal 4: Create an educational experience for park visitors and trail users.

Design Goal 5: Provide for multiple park and trail uses, creating a broadly appealing destination along the Healing Waters Trail.

Design Goal 6: Provide connectivity between segments of the Healing Waters Trail, and connect to the Rio Grande Trail.

Design Goal 7: Promote park cleanliness.

#### *Heritage Interpretation along the Healing Waters Trail*

Interpretive Goal 1: Create and enhance a sense of place and time.

Interpretive Goal 2: Promote a spirit of stewardship for the landscape's cultural and natural resources.

Interpretive Goal 3: Inform, educate, provoke, and inspire.

## *Intended Trail User Experiences*

- Sense of Place
- Connection with Hot Springs History
- Active Enjoyment of the Natural Landscape
- Local Artistic Expression
- Spirit of Healing

## *Proposed Interpretive Themes*

- Thermal Waters and Healing Powers: For centuries, people have visited the thermal waters of the Hot Springs Artesian Basin for their healing properties.
- Hot Springs, Health Capital of the Southwest: The establishment of bathhouses and inns was instrumental in the founding and growth of historic Hot Springs as a health resort community, drawing health-seeking pilgrims and settlers from across the country.
- The Nature of the Rio Grande: The Rio Grande has been significant to the growth and development of Hot Springs and will continue to be a vital amenity for Truth or Consequences if conserved.
- Remembering Our Veterans: The State Veterans Home and Veterans Memorial Park have brought a new aspect of healing to Truth or Consequences – that of national healing through remembrance of those who have sacrificed for our freedom.

## **How To Use This Document**

This document is intended for use by the Healing Waters Trail Steering Committee and its partners as they prepare the Healing Waters Trail Development Plan and apply for trail funding. Members of the Steering Committee are encouraged to utilize the content of this report in composing the Healing Waters Trail Development Plan and as inspiration in future trail design and implementation efforts. Rather than serving as a finished product, the recommendations and proposals provided here should act as ideas for further discussion by Steering Committee members and other community volunteers.

Section 1 of this report provides background information concerning the Healing Waters Trail planning process. Chapter 1 gives an overview of trail planning history to date, defines trail vision and

general goals, and outlines the methodology and planning approach taken by this report. Chapter 2 provides a brief description of the local setting of Truth or Consequences, defines important issues and potentially affected interests, and pinpoints other existing plans and regional strategies with which the Healing Waters Trail aligns in terms of goals and objectives.

Section 2 of this report contains an assessment of the cultural landscape in which the Healing Waters Trail is situated. Chapter 3 provides an introduction to the cultural landscape assessment and a site history of historic Hot Springs, New Mexico, including both an historical summary and a detailed timeline of the town's growth and development. Chapter 4 evaluates the existing conditions of the cultural landscape, utilizing standard landscape characteristics and features as defined by the National Park Service. Chapter 5 analyzes the historical significance and integrity of the landscape according to National Register standards.

Section 3 of this report concerns efforts to create and preserve a spirit of place along the Healing Waters Trail. Chapter 6 defines design goals and recommendations for the Downtown and Rotary Park / Wetlands segments of the trail. Chapter 7 proposes a plan for heritage interpretation along the trail.

Section 4 of this report consists of a final chapter, which outlines next steps for the Healing Waters Trail Steering Committee and makes concluding remarks concerning the importance of a cultural landscapes approach to planning the Healing Waters Trail.

## **Healing Waters Trail Planning History**

The Healing Waters Trail project aims to create a semi-urban trail system, the main loop of which will be approximately three miles. The proposed trail will begin in T or C's Hot Springs Bathhouse and Commercial Historic District, proceed to the bank of the Rio Grande, lead up an undeveloped mesa to Veterans' Memorial Park, and finally loop back to Geronimo Springs Museum along South Broadway and Main Street (Figure 1.1). The proposed trail will incorporate local features such



[insert Figure 1.1, Proposed  
Route and Segments Map]

[insert Figure 1.1, Proposed  
Route and Segments Map]

as the hot mineral spas and historic bathhouses, Ralph Edwards Park, Rotary Park, a spring-fed warm wetlands, Veterans' Memorial Park and Geronimo Springs Museum.

In 2007 a local group of Truth or Consequences residents formulated the concept for the Healing Waters Trail, having emerged from planning efforts surrounding the Rio Grande Corridor Enhancement and Economic Development Plan. Several individuals representing the T or C Rotary Club, the City of T or C, the Rio Grande Chapter of the Sierra Club, the Veteran's Memorial Park, Sierra Soil & Water Conservation District, and concerned business owners and citizens participated in forming the original idea for the Healing Waters Trail. This project blends the desires of these diverse interests, each of whom are working on different issues the trail will address, including the creation of additional recreational opportunities along the Rio Grande; enhancement of public health and exercise programs in the T or C community; economic revitalization and preservation of the historic bathhouse district; and conservation of the riparian areas, warm wetlands and hot springs that make T or C a unique place to live and visit.

In the summer of 2007, the Sierra Soil and Water Conservation District led an effort to apply to the Rivers, Trails and Conservation Assistance (RTCA) Program of the National Park Service (NPS) for assistance in ongoing trail planning efforts for the Healing Waters Trail. They were awarded this assistance, receiving a two-year commitment from NPS to facilitate the development of a trail plan, to provide technical assistance in the planning process, and to coordinate the development of funds to support the trail's construction and maintenance. In January of 2008, the recreation planner from NPS's RTCA program began meeting with interested community members in T or C, inspiring the formation of the Healing Waters Trail Steering Committee. Throughout 2008, the Steering Committee met every four to six weeks to discuss trail planning issues and plan workshops and events in which other community members could offer input and become better informed of trail planning activities. Meetings continue to take place monthly as the Steering Committee transitions into preparing a Healing Waters Trail Plan.

Early in the planning process, the Steering

Committee identified four "focus areas," roughly equivalent to trail segments on which trail planning efforts should focus (Figure 1.1). These include:

- Downtown Segment, from Geronimo Springs Museum to Rotary Park
- Rotary Park and Wetlands Segment
- Carrie Tingley Mesa Segment, from Rotary Park to Veterans' Memorial Park
- South Broadway Segment, from Veterans' Memorial Park to Main Street

Although three of the four "focus areas" are actual trail segments, one focuses on Rotary Park and the spring-fed warm wetlands on the west bank of the Rio Grande, south of the historic downtown. The Steering Committee determined that Rotary Park and the wetlands area deserved individual planning focus due to the complex issues surrounding park improvements and wetlands restoration. This report provides analysis of and recommendations for both the Rotary Park and Wetlands Segment and the Downtown Segment of the Healing Waters Trail, as the warm wetlands may be viewed as a crucial component of the system of geothermal resources on which the historic district was built and continues to depend for economic vitality.

This report presents the results of the first phase of the Healing Waters Trail planning process. The downtown segment was identified early on by the Steering Committee as the "low-hanging fruit" – the segment of the Healing Waters Trail that should be implemented first, as it most directly impacts downtown businesses, community character, and conservation efforts. The Rotary Park and Wetlands segment also ranks high in implementation priority due to the need to conserve and restore the wetlands and river corridor for the health of the thermal water resources and the natural habitat for many wildlife species. Planning for other proposed Healing Waters Trail "focus areas" is ongoing. These efforts, along with this report, contribute to an overall trail plan to be used by the Steering Committee and its organizational partners to secure funding for and implement the Healing Waters Trail.

## Vision

An initial task completed by the Healing Waters Trail Steering Committee was to articulate a vision for the trail, which would communicate to the public a powerful image of what the trail would do for Truth or Consequences residents, visitors, and the community as a whole. The vision statement they composed represents the compilation of ideas brought out in the original community meeting, held in January 2008, and in subsequent Steering Committee discussions. This vision has been used in promotional materials and as inspiration for a resolution of support passed by the Truth or Consequences City Commission in May of 2008 (Appendix A).

### ***The Healing Waters Trail***

... ***celebrates*** the ancient healing traditions of the hot mineral springs, connects us to native and migratory birds along the Rio Grande, and brings us to a park for quiet reflection on those who have served our country.

... ***weaves*** together a multitude of historic, cultural, artistic, and natural elements into a unique tapestry.

#### ***The trail provides ...***

- Enhanced quality of life for residents and visitors.
- Relaxation for body, mind, and spirit in the hot mineral waters of restored bathhouses.
- Enjoyment of public art from the WPA era and present time.
- A healthy place to bike, walk, jog, and play.
- Access to the river for fishing, boating, and bird-watching.
- A step back to the times of the pit-dwellers, the Apaches, the dam-builders, and the natural healers who shaped this place.
- A stroll past buildings and homes listed on the National Register of Historic Places.
- A replica of the Vietnam Healing Wall for quiet meditation.

## The Planning and Design Approach

### *Methodology*

A variety of methods were used in conducting research for this report. Interactions with Steering Committee members at regular meetings were instrumental in gaining local knowledge, insights, and concerns. Community participants were also consulted and involved at two separate design workshops – one focused on downtown walkability and the other on wetlands restoration and Rotary Park improvements. In order to better understand the history and unique community character of the Hot Springs Historic District in Truth or Consequences, a cultural landscape assessment was also conducted. The assessment involved engaging in archival research, mapping urban growth and change through time, and evaluating existing conditions and historic significance of cultural and natural resources along the Healing Waters Trail route through downtown.

Healing Waters Trail Steering Committee Meetings. Beginning in April 2008, the Healing Waters Trail Steering Committee met monthly to identify issues, concerns and potentially affected interests; to plan workshops, events and outreach efforts; and to identify and begin seeking funding for the Healing Waters Trail. The Healing Waters Trail Steering Committee is comprised of voluntary members that represent a cross-section of the broad interests at stake in the Healing Waters Trail planning process. These include the Sierra Soil and Water Conservation District, the Jornada Resource Conservation and Development Area, the City of Truth or Consequences, the Sierra County Tourism Board, the Hot Springs Spa Association, the Public Art Council, the T or C Public School District, the Home School Association, the Rio Grande Chapter of the Sierra Club, the Veteran's Memorial Park, local downtown business owners and residents, and others.

Steering Committee meetings are open to any community member or organizational representative willing to participate regularly in the trail planning process, and meetings are announced via email list and word-of-mouth. By attending these regular meetings, along with the recreation planner from

the National Park Service's Rivers, Trails and Conservation Assistance (RTCA) Program, I have been able to develop a deep understanding of the concerns and wishes of the community, assist in planning efforts, and get to know the people who are passionately driving the Healing Waters Trail planning process. The committee's hard work in identifying issues and opportunities related to the downtown segment of the Healing Waters Trail and in planning workshops and outreach in the community are the foundation of this project.



Figure 1.2. Truth or Consequences residents participate in a group discussion at the Wetlands Restoration Workshop, May 2008.



Figure 1.3. Ecologist from the Bosque del Apache National Wildlife Refuge provides expert advice about conserving the wetlands at Rotary Park, May 2008.



Wetlands Restoration Workshop. In May of 2008, the Healing Waters Trail Steering Committee and the U.S. Fish and Wildlife Service hosted a Wetlands Restoration Workshop in Truth or Consequences. The workshop focused on the conservation and restoration of the mineral springs wetlands located in Rotary Park, with the goal of creating a master concept plan for park improvement and expansion. A group of around 15 community members participated in the event, taking a tour of the park and wetlands on the evening of May 20th and offering design suggestions in a workshop setting the following day. Ecologists from the Bosque del Apache National Wildlife Refuge also attended the event, providing technical expertise in wetlands restoration, habitat conservation, and resource management. I assisted in facilitating this workshop and afterwards consolidated the results into a concept plan for the re-design and restoration of the wetlands at Rotary Park. The concept plan is included in this report, along with design goals and recommendations for the Rotary Park / Wetlands Segment of the Healing Waters Trail (Chapter 6).

Walkability Audit. In September of 2008, the Healing Waters Trail Steering Committee sponsored a Walkability Audit, with funding from the National Park Service's RTCA program and the City of Truth or Consequences. A group of approximately 20 community volunteers met at the Geronimo Springs Museum to identify issues and opportunities related to street safety, downtown aesthetics, and interpretation of historic sites in the Hot Springs Bathhouse and Commercial Historic District. The group walked a 1.2-mile loop within the historic district, recording issues and opportunities on questionnaires and district maps. The transportation planner contracted by the Steering Committee to conduct the workshop then used this valuable information to recommend improvements that would increase the walkability of the downtown district.<sup>1</sup> I co-facilitated this workshop and utilized ideas that emerged from community participants to

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1 The transportation planning firm, Transnuevo Planning, LLC, was responsible for conducting the Walkability Audit workshop and providing a comprehensive walkability assessment report. Design goals and recommendations presented in Chapter 6 of this document are not representative of Transnuevo's assessment but were rather gleaned from ideas that emerged from the workshop.



Figure 1.4. Local residents participate in a Walkability Audit of downtown Truth or Consequences, September 2008. Photo by Kim Audette.



Figure 1.5. Walkability Audit participants discuss observations regarding walkability of downtown streets, September 2008. Photo by Claude Morelli.

define design goals and make recommendations for the Downtown Segment of the Healing Waters Trail (Chapter 6).

Cultural Landscapes Assessment. In October of 2008, I conducted a cultural landscapes survey of the Hot Springs Bathhouse and Commercial Historic District, focusing on the contributing properties and cultural landscape features along the Healing Waters Trail proposed route. The cultural landscapes survey involved historical research, in which I consulted

the National Register of Historic Places district nomination, published local and regional histories, historic local newspapers and photographs from the period of significance, and historic maps and aerial imagery of the downtown district. Another component of this historical research involved a mapping study, in which I produced period maps that show how the district changed through time and identify extant properties and historic sites that are worthy of preservation and interpretation. Finally, I assessed the condition of each contributing historic property and cultural landscape feature along the proposed trail route, noting management issues and interpretive opportunities.

Throughout all of this research, local historians were invaluable assets, providing previous research and documentation of the district, guiding interpretation planning efforts, and offering personal stories and anecdotal information that fed my imagination about historic Hot Springs, New Mexico.<sup>2</sup> The information gleaned from this research, along with the local input from workshops and meetings, form the basis of the cultural landscape assessment provided in Part 2 of this report. The cultural landscape assessment provides content and inspiration for design goals and recommendations made in Chapter 6 and for the interpretive plan proposed in Chapter 7 of this report.

### *Theoretical Framework*

The theoretical approach taken in this project derives from several bodies of design and planning literature, to which this report makes reference. This literature has guided the assessments and informed the design recommendations offered here. Below is a summary of each of the various bodies of theory that have contributed to this report. For further information, an annotated bibliography of works consulted can be found in Appendix B of this report.

**Cultural Landscape Studies:** The approach to studying the cultural landscape of Truth or Consequences utilized here relies heavily upon the work of J.B. Jackson, who defined landscape as “a

<sup>2</sup> In particular, Sherry Fletcher generously opened her personal archive of previous historical research.

composition of man-made spaces on the land... a landscape is not a natural feature of the environment but a synthetic space, a man-made system of spaces superimposed on the face of the land, functioning and evolving not according to natural laws but to serve a community”<sup>3</sup>. The works of several experts in cultural landscape studies have been consulted, including Sauer’s *Morphology of Landscape* (1925), Wilson and Groth’s edited volume *Everyday America* (2003), Tuan’s *Space and Place* (1977), Lewis’ “Axioms for Reading the Landscape” (1979), Stilgoe’s *Outside Lies Magic* (1998), Hart’s *The Rural Landscape* (1998), and Alanen and Melnick’s *Preserving Cultural Landscapes in America* (2000). Also consulted are several National Park Service publications and existing Cultural Landscape Reports, which have provided the standards and format used in documenting the historic landscape of Hot Springs.

**Trails Planning:** In *Trails for All Americans*, a publication that outlines the mission of the American Trails Program, the authors state, “Trails can enrich the quality of life for individuals, make communities more livable, and protect, nurture, and showcase America’s grandeur by traversing areas of natural beauty, distinctive geography, historic significance, and ecological diversity”<sup>4</sup>. This premise aptly summarizes the primary goals of the Healing Waters Trail effort. Three other resources have also guided specific recommendations made regarding trail design and maintenance – Flink, *et al.*’s *Trails for the Twenty-first Century* (2001), Flink, *et al.*’s *Greenways: A Guide to Planning, Design and Development* (1993), and the *Trail Construction and Maintenance Notebook* (2004) by the USDA Forest Service.

**Public Space and Placemaking:** Trail design recommendations presented by this report have been informed by the works of several authors regarding public space and placemaking. Henri Lefebvre’s *Production of Space* (1974) states that spaces and landscapes are imbued with and inseparable from the

<sup>3</sup> Jackson, J.B. (1994). “By Way of Conclusion: How to Study the Landscape,” In L. Horowitz (Ed.), *Landscape in Sight: Looking at America*. New Haven: Yale University Press. p.304-305.

<sup>4</sup> American Trails. (1990, Summer). *Trails for All Americans: Report of the National Trails Agenda Project*. Washington D.C.: National Park Service. p.3.

social, economic, and cultural values of the societies that created them and are then shaped by those spaces. Dolores Hayden's *The Power of Place* (1995) and Kevin Lynch's *What Time is this Place?* (2001) situate public space making in the context of public history and public memory, asserting the power of the physical environment to communicate collective memories and social values. In *Squares* (2004), Mark Childs emphasizes the need to integrate public spaces within the landscapes of our communities, arguing that "We must make places that embody care for the land and that find essential meaning in the enclosure of a bay, the trickle of a stream, or the cut of a stone"<sup>5</sup>. Karsten Harries' *The Ethical Function of Architecture* (1998) reminds us that public spaces serve a crucial role in societies in providing the settings for festivals and community gatherings. On a similar vein, Ray Oldenburg's *The Great Good Place* (1989) asserts that urban design should include the creation of "third spaces" – those informal meeting places in which people can engage each other. And finally, Alan Jacobs' *Great Streets* (1993) serves as a guide in making design recommendations for streetscapes and other urban pathways.

Heritage Tourism Planning and Interpretation: The vast literature on heritage tourism planning and interpretation has guided the recommendations made regarding heritage interpretation along the Healing Waters Trail. First and foremost, the approach used here holds that heritage tourism can contribute to a sense of place and to the long term preservation of heritage resources only if it has a strong foundation in local values and goals. Several authors have touched on this aspect of heritage tourism, including Howard's *Heritage Management, Interpretation and Identity* (2003), McKercher and du Cross's *Cultural Tourism* (2002), Nornkunas's *Politics of Public Memory* (1993), Sargent, *et al.*'s "Planning for Rural Equality, Recreation and Historic Preservation" (1991), Smith's "Cultural Tourism and Urban Regeneration" (2007), and Timothy and Boyd's *Heritage Tourism* (2003). In *Tourists in Historic Towns*, Orbasli makes several points that encompass the approach of many

5 Childs, Mark. (2004). *Squares: A Public Place Design Guide for Urbanists*. Albuquerque: University of New Mexico Press. p.87.

of these authors, stating, "Heritage provokes in the individual a sense of being a part of and belonging to place and community;" and "Conservation is a reflection and accumulation of values placed upon our traditions and culture"<sup>6</sup>.

Public History and Collective Memory: Writings on public history and collective memory provide an additional framework for the approach to heritage tourism planning used in this report. These include Paul Connerton's *How Societies Remember* (1989), Maurice Halbwach's *On Collective Memory* (1992), and Robert Archibald's *A Place to Remember: Using History to Build Community* (1999). While Connerton and Halbwachs remind us of the selective nature of public memory and of its power to legitimate a social order, Archibald argues that personal memories, places, values and stories are all components of history creation and community building – "Places, memories, and stories are inextricably connected, and we cannot create a real community without these elements"<sup>7</sup>.

Public Art: In explaining why public art is essential to civic life, Penny Bach states, "Public art is a part of our public history, part of our evolving culture, and part of our collective memory. It reflects and reveals our society and adds meaning to our cities. As artists respond to our times, they reflect their inner vision of the outside world, and they create a chronicle of our public experience"<sup>8</sup>. In *Spirit Poles and Flying Pigs*, Erika Doss asserts that the process of creating and installing public art is a democratic process in which people's values and identities are at stake. These statements underlie the approach to public art taken in this report.

6 Orbasli, Aylin. (2000). *Tourists in Historic Towns: Urban Conservation and Heritage Management*. London: E & FN Spon. p.15, 17.

7 Archibald, Robert R. (1999). *A Place to Remember: Using History to Build Community*. Walnut Creek, CA: AltaMira Press. p.24.

8 Bach, Penny. (Ed.) (2001). *New Land Marks: Public Art, Community, and the Meaning of Place*. Washington D.C.: Editions Ariel. p.17.



## CHAPTER 2: PLANNING CONTEXT

### The Setting: Truth or Consequences, New Mexico

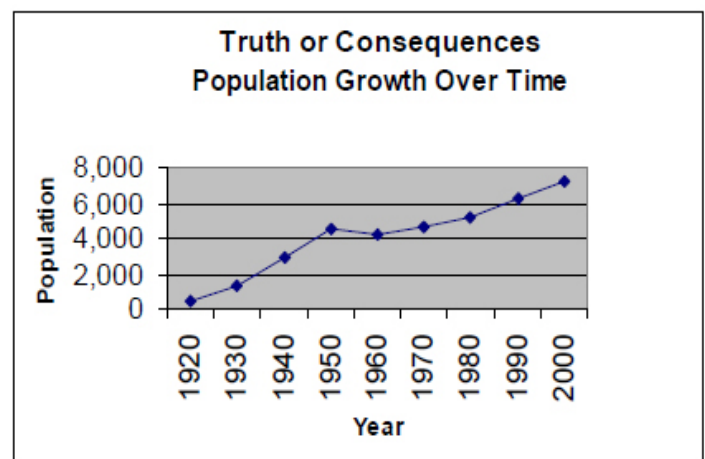
The City of Truth or Consequences (T or C) is located in southern New Mexico, 145 miles south of Albuquerque and 75 miles north of Las Cruces (Figure 2.1). The city of T or C is bounded to the east by the Rio Grande, to the west by Interstate 25, to the north by Elephant Butte Reservoir, and to the south by the town of Williamsburg. T or C is situated along the Rio Grande between New Mexico's two largest reservoirs – Elephant Butte and Caballo – a stretch of river which is currently undergoing efforts to restore native vegetation and enhance its overall appeal as a more scenic and accessible river. This location encompasses an area of geothermal activity and is home to approximately a dozen developed hot mineral water spas and historic bathhouses. The hot springs of Truth or Consequences have reputed health benefits, attract both local visitors and national and international tourists, and are still regarded as sacred to the Warm Springs Apache and other Native American groups.

The City of Truth or Consequences began as a small village called Palomas Hot Springs, where the natural geothermal springs attracted settlers from the construction crews of the nearby Elephant Butte dam-site<sup>1</sup>. Residents of Palomas Hot Springs lived in tents and adobe and wood frame houses, alongside several bathhouses, saloons and hotels. The settlement became the Village of Hot Springs when it was incorporated in 1916, and upon the dam's completion that same year, many more dam workers settled in Hot Springs. During the next three

decades, Hot Springs grew rapidly as the reputation of the healing properties of its mineral springs spread, and in 1951, nearly 40 years after the city's incorporation, the citizens of Hot Springs voted to change the town's name to Truth or Consequences after entering and winning a contest organized by popular radio game show host Ralph Edwards. Today, many residents feel that the town's name should be changed back to Hot Springs, to better capitalize on the tourism and economic development potential of the springs; however, other residents like the name Truth or Consequences, as it contributes to the city's appeal as a unique destination.<sup>2</sup>

Today, the year-round population of T or C is approximately 7300, with seasonal residents that can bring that number up to nearly 10,000. Historically, population growth was more rapid than in recent decades, especially in the years between incorporation in 1914 and the 1950s, when the town was a popular destination for health seekers in the Southwest. Since that time, the town's population has continued to grow, but at a slower rate (Figure 2.2), and according to the Bureau of Business and Economic Research, population growth is expected to continue for at least the next 30 years at rates that will steadily decrease through time.

2 City of Truth or Consequences. (2004). *Comprehensive Plan*. p.80-81. Website accessed in June 2008: [http://www.ci.truth-or-consequences.nm.us/city\\_comprehensive\\_plan.html](http://www.ci.truth-or-consequences.nm.us/city_comprehensive_plan.html)



Source: 2000 US Census

1 Kammer, David. (2004). "The Hot Springs Bathhouse and Commercial Historic District in Truth or Consequences." *National Register of Historic Places*. p.26.

Figure 2.2. Population Growth over Time, from the *City of Truth or Consequences Comprehensive Plan* (2004, p.77).

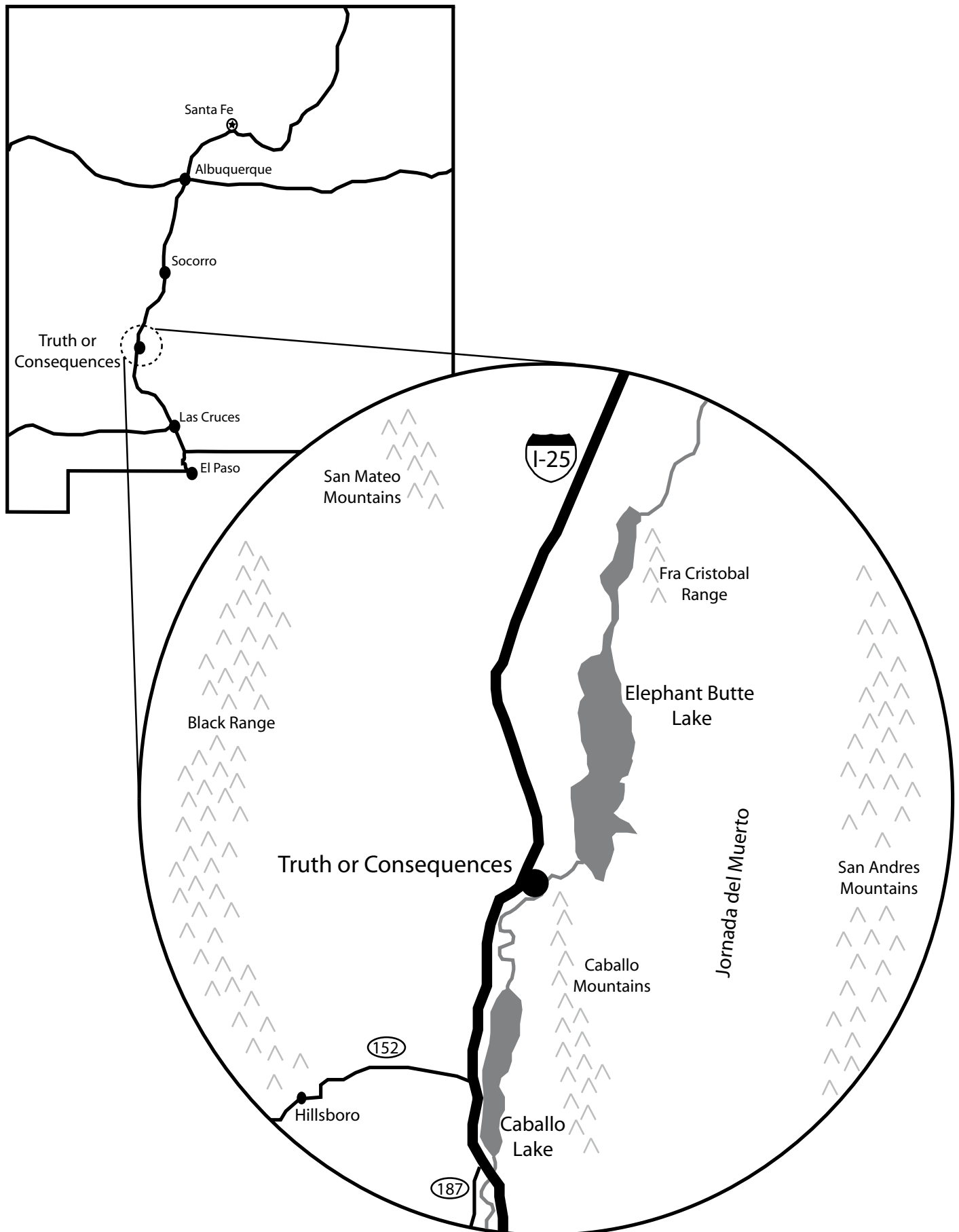
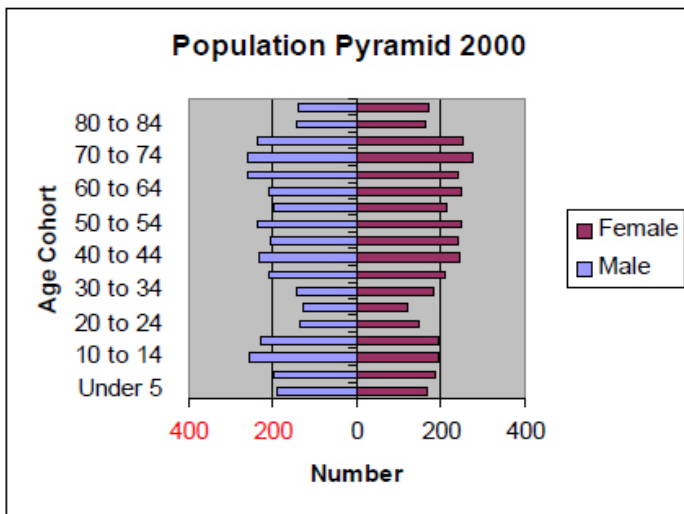


Figure 2.1. Location map of Truth or Consequences, NM. Created by Lisa Roach, 2008.

Today, Truth or Consequences is predominately a retirement community with an average age of 48, according to the 2000 U.S. Census. The town also has a strong youth population. However, there are markedly fewer people in their 20s and 30s than in any other age group. According to the Truth or Consequences Comprehensive Plan (2004), this pattern speaks to the necessity to balance the needs of young and old when determining community development strategies and to find ways to retain and attract young adults to the community, a crucial step in diversifying the city's economy.



Source: 2000 US Census

Figure 2.3. Population Pyramid 2000, from the *City of Truth or Consequences Comprehensive Plan* (2004, p.78).

The bulk of employment options for T or C residents are provided by tourism and service related fields and the government sector. The unemployment rate was 3.7% in 2000 and 4.5% in 2003 – rates which both fall below the state average. To bolster the local economy, the city relies heavily on revenues from gross receipts taxes, which are tied to tourism generated from Elephant Butte Lake and the downtown hot springs spas. Economic development strategies identified in the Comprehensive Plan (2004) include job creation through support of local businesses and local job training, alongside diversification of local economy to become less reliant on Elephant Butte Lake as a revenue generator and on the government as a job source. These strategies

have become increasingly important in recent months as a new Walmart Supercenter opened its doors in August of 2008, threatening to out-compete many local businesses which anchor the community, and as the development of Spaceport America proceeds in southern Sierra County, supported in part by a sales tax passed in April 2008.

Economic development and quality-of-life concerns are especially poignant in the historic downtown, where efforts by business owners to revitalize the district's shops, bathhouses and historic buildings have been challenging due to antiquated infrastructure, inadequate marketing, uncooperative property owners, lack of an historic overlay ordinance, and competition from the larger markets of Las Cruces, El Paso, and now the local Walmart. The 2004 Comprehensive Plan devotes a chapter to the importance of downtown revitalization for the preservation of community character and identity, calling for improved wayfinding, streetscape upgrades and roadway repairs, the creation of a local business organization and a public art program, and increased protection for historic buildings in the downtown district. A primary intent of the Healing Waters Trail is to begin to address many of these needs.

## Issues and Potentially Affected Interests

As mentioned in Chapter 1, there are many organizations, entities, and citizen groups with an interest in the development of the Healing Waters Trail in Truth or Consequences. An early task completed by the Healing Waters Trail Steering Committee was to identify these "Potentially Affected Interests" (PAIs) and develop a list of issues and concerns that might affect each. Although the concerns and interests vary among the groups identified, all have been carefully considered throughout the Healing Waters Trail planning process. "Potentially Affected Interests" and "Opportunities and Concerns" identified by the Steering Committee are provided in the following lists.

### *Potentially Affected Interests (PAIs)*

- City of Truth or Consequences
- Rio Grande Chapter of the Sierra Club
- T or C Rotary Club
- Sierra Soil and Water Conservation District
- Jornada Resource Conservation and Development Area (USDA-NRCS)
- New Mexico Veteran's Center
- Veteran's Park Trust Board
- Hot Springs Spa Association
- Sierra County Historical Society & Geronimo Springs Museum
- Sierra County Tourism Board
- Sierra County Economic Development
- New Mexico Game and Fish
- U.S. Fish and Wildlife Service / Bosque del
- Apache National Wildlife Refuge
- Sierra County Arts Council
- T or C Public Art Council
- Sierra Community Council
- U.S. Bureau of Reclamation
- Public School District
- New Mexico State Parks Division
- Downtown Gallery Association
- Healing Arts Community
- T or C Chamber of Commerce
- New Mexico Ornithological Society
- Community service organizations
- Downtown businesses and residents

### *Opportunities*

- Improvement of wildlife and aquatic habitat.
- Increased public visitation and awareness of natural resources.
- Increased awareness of historic designation & cultural resources.
- Preservation and rehabilitation of historic properties.
- Improved publicity for downtown spas and businesses.
- Opportunities for economic development.
- Increased physical activity for community residents.
- Opportunities for public art along the trail.
- Funding for implementation.

### *Concerns*

- Increased visitation may impact the wetlands.
- How to protect water quality of the mineral spring and wetlands?
- Inadequate sidewalks and non-compliance with ADA standards.
- Impacts to wetlands from adjacent road grading.
- Traffic safety (speed & road width).
- Community safety (crime).
- How to respectfully integrate the trail with the Veteran's Memorial Park?
- Who will be liable for accidents?
- Who will be responsible for trail maintenance?
- How to transition from the Rio Grande to the hillside to Veteran's Memorial Park?
- How to address abandoned roads on the hillside below Veteran's Memorial Park?
- Need to relocate dumping areas used by City of T or C and Veteran's Hospital.
- Need to relocate Bureau of Reclamation rock spoil site to other side of Rio Grande.

## Alignment with Existing Plans and Regional Strategies

The Healing Waters Trail planning process responds and relates to a number of existing local and regional plans and ongoing projects. Many of the issues and concerns raised by the Healing Waters Trail planning process have emerged from other planning processes, and several recommendations made in this report relate directly to needs and goals outlined in these existing plans and regional strategies. By integrating the Healing Waters Trail plan with a wide range of existing missions and objectives, this report aims to establish the basis for widespread support for the trail's implementation.

The Truth or Consequences Comprehensive Plan, completed in 2004, serves as a document to guide growth and development in Truth or Consequences for up to 20 years. Intended as a "living document," the Plan aims to preserve and enhance the quality of life for Truth or Consequences residents by defining a set of goals and objectives related to land use, housing, economic development, infrastructure, transportation, and community character. The following are specific goals and policies that support the Healing Waters Trail planning process and the recommendations outlined in this report:

*Economic Development:*<sup>1</sup> "Government jobs continue to provide a solid foundation for many citizens of the city; however, tourism and service related jobs also provide a significant amount of employment. The City relies heavily on revenues generated from gross receipts taxes which are tied to tourism to fuel the local economy."

Goal 1: "Encourage the creation of new jobs and the retention of existing jobs."

- Objective B: "Collaborate with other entities ... on efforts with create and retain jobs in the immediate area."
- Objective C: "Create promotional programs and materials which help bolster local businesses and retain jobs."

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1 City of Truth or Consequences. (2004). *Comprehensive Plan*. p.55-67. Website accessed in June 2008: [http://www.ci.truth-or-consequences.nm.us/city\\_comprehensive\\_plan.html](http://www.ci.truth-or-consequences.nm.us/city_comprehensive_plan.html)

Goal 2: "Diversify the local economy in order to be less reliant on Elephant Butte Lake State Park as a revenue generator, and less reliant on the governmental sector as a job provider."

- Objective A: "Work with other entities ... to identify/utilize area assets and resources (beyond the Lake)."
- Objective B: "Market community assets, such as the hot springs, in order to increase their contribution to the area's economy."

*Community Character:*<sup>2</sup> Within the "Community Character" chapter, the Plan identifies several needs, including protecting the historic properties in the downtown area, promoting local downtown businesses, increasing tourism to the historic downtown, improving streetscapes and wayfinding, and creating a public art program to celebrate the arts community and beautify the city. The Plan states, "Support for community character improvements such as streetscape design, gateways and entries, historic preservation and community design and maintenance will assist Truth or Consequences in marketing and economic development efforts, as well as help to build community pride."

Goal 1: "Protect and promote the Hot Springs Historic area."

Goal 2: "Increase tourism to the Historic Hot Springs area."

- Objective B: "Identify and utilize all available funding sources for conducting marketing efforts for the Historic Hot Springs area."

Goal 3: "Improve the appearance of the built environment."

- Objective A: "Beautify commercial corridors in Truth or Consequences."
- Objective B: "Beautify gateway areas in and around Truth or Consequences."

*Infrastructure/Transportation:*<sup>3</sup> "Infrastructure is the most pressing issue facing Truth or Consequences..."

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2 City of Truth or Consequences. (2004). *Comprehensive Plan*. p.47-53.

3 City of Truth or Consequences. (2004). *Comprehensive Plan*. p.31-45.

Goal 4: "Analyze streetscape improvements possibilities along major and minor arterials."

Goal 6: "Plan for alternative modes of transportation ... on City-scale and region-wide levels."

- Objective A: "Identify preferred bike/walk routes through a public involvement effort."
- Objective B: "Develop plans for bike/walk paths that parallel or cross major streets and intersections."
- Objective C: "Acquire rights-of-way and easements necessary for paths."

The South Central Council of Governments Comprehensive Economic Development Strategy (for 2001-2002) identified six goals for the district encompassing Sierra County to encourage economic development. These goals include:

Goal 1: "Grow public support for economic development projects."

Goal 2: "Increase the value of goods and services produced in the region, which are purchased with dollars from outside the region."

Goal 5: "Increase the purchase of goods and services by tourists."

Goal 6: "Decrease the flow of dollars which purchase goods and services outside the region."

The Rio Grande Corridor Natural Resource Enhancement and Economic Development Plan aims to restore native vegetation and ecosystems, reduce risk of wildfire in urban interface areas, increase water quantity and quality in the Rio Grande, and recycle harvested invasive salt cedars along a 7-mile stretch of the Rio Grande corridor below Elephant Butte Dam, extending through the City of Truth or Consequences, to the Village of Williamsburg. The Rio Grande Corridor Task Force, led by the Sierra Soil and Water Conservation District, is charged with carrying out this three-year plan, which also promotes the implementation of public awareness programs, the sharing of resources and riparian restoration techniques among stakeholders, and the collaboration with private landowners and community organizations. The original idea for the Healing Waters Trail grew

out of planning efforts surrounding this plan, with particular attention to Rotary Park and the associated mineral spring wetlands.

The Statewide Comprehensive Outdoor Recreation Plan, 2004-2009, is the guiding document by which the State of New Mexico and the Department of the Interior cooperatively meet the state's recreation needs. The Plan analyzes existing recreational opportunities in the state, compiles public input regarding desired improvements, and provides a list of current trails and wetlands, in an effort to identify the best ways to spend funds from the Land and Water Conservation Fund (LWCF). The managing entities for LCWF funds include the National Park Service and the New Mexico State Parks Division of the New Mexico Energy, Minerals and Natural Resources Department. One of the top priorities identified by the Plan is to "expand and develop new multi-use urban trails networks" statewide, and in Planning District VII, which includes Sierra County, the Plan indicates the importance of recreation-based tourism as one of the main economic activities in the region. The Healing Waters Trail easily fits into these directives.

The Geronimo Trail Scenic Byway Corridor Management Plan, revised in April 2008, outlines goals, objectives and strategies for managing the Geronimo Trail Scenic Byway. The scenic driving route begins at the Visitors Center on Main Street in Truth or Consequences and extends 56 miles to its southern end at San Lorenzo and 82 miles to its northern end at Beaverhead. The Corridor Management Plan describes the Byway's primary vision "to showcase and preserve the Corridor area for its historic multi-cultural heritage and outstanding natural resources"<sup>4</sup>. Goals related to preservation and economic development within the Corridor include increasing public awareness and appreciation of the region's historic resources, developing interpretive amenities along the Byway, promoting stewardship of the area's cultural and natural resources, and involving local volunteers in supporting and

<sup>4</sup> Geronimo Trail National Scenic Byway. (2008). *The Geronimo Trail National Scenic Byway Corridor Management Plan*. Truth or Consequences, NM. p.9.



maintaining the Byway. Objective E specifically mentions the Healing Waters Trail in identifying opportunities for local collaboration and expansion of recreational trail opportunities.<sup>5</sup>

The Rio Grande Trail, a long-distance multi-use trail running alongside the Rio Grande through New Mexico, is currently in the early stages of planning and development. In 2006, the New Mexico Legislature appropriated \$4 million to begin the trail planning efforts surrounding the Rio Grande Trail, a process which is ongoing. New Mexico State Parks is currently leading the multi-year effort to develop a statewide trail vision, focusing on a Rio Grande Corridor Study in southern New Mexico. Once completed, the Rio Grande Trail will be one of the longest multi-use trails in the country, requiring collaboration among local, state, and federal entities, citizens, and the private sector. The Healing Waters Trail can provide an important point of connectivity for the Rio Grande Trail, serving to enhance amenities offered by both trails.

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5 Geronimo Trail National Scenic Byway. (2008). *The Geronimo Trail National Scenic Byway Corridor Management Plan*. Truth or Consequences, NM. p.10.





## PART 2: HOT SPRINGS CULTURAL LANDSCAPE ASSESSMENT



*"... a landscape is not a natural feature of the environment but a synthetic space, a man-made system of spaces superimposed on the face of the land, functioning and evolving not according to natural laws but to serve a community."*

- J.B. Jackson, 1994, Landscape in Sight



# CHAPTER 3:

## INTRODUCTION AND SITE HISTORY

### Introduction

The Healing Waters Trail will showcase the historic commercial core and bathhouses of Truth or Consequences, New Mexico. Listed on the National Register of Historic Places in 2004, the Hot Springs Bathhouse and Commercial Historic District (hereafter referred to as the Hot Springs Historic District or the Historic District) consists of nearly 56 acres encompassing the heart of downtown T or C. The Historic District includes 125 properties considered to be “contributing” to the district’s historic significance, in addition to 87 “noncontributing” historic properties. However, while the Historic District comprises the focal point of the city’s historic landscape, protection and revitalization of the historic district must also take into account the conservation of the natural geothermal resources upon which the historic downtown was built and continues to rely economically. From this vantage, it is important to consider the existing conditions of Hot Springs Historic District within the context of the cultural landscape in which it is situated. This approach requires an assessment of both the built and natural features of the landscape and acknowledges the significance of human interaction over time with the natural resources of the Hot Springs Artesian Basin in creating the unique community character of present-day Truth or Consequences.

This chapter positions downtown Truth or Consequences as an *historic vernacular landscape*, which the National Park Service defines as: “...a landscape that evolved through use by the people whose activities or occupancy shaped the landscape. Through social or cultural attitudes of an individual, family or community, the landscape reflects the

physical, biological, and cultural character of those everyday lives”.<sup>1</sup>

The evolution of the Hot Springs historic vernacular landscape implies change through time, and preservation of this landscape can be seen as a process of managing that change.<sup>2</sup> Rather than freezing the district in time or restoring it to a particular historic period, the Healing Waters Trail through downtown aims to showcase the heritage resources of the Hot Springs historic landscape as it continues to evolve – educating residents and visitors about its unique past, offering opportunities for both heritage tourism and expressions of community identity, and encouraging revitalization of this once vibrant place.

The purpose of this assessment is threefold: The assessment will 1) supplement existing historical documentation provided by the nomination of the Hot Springs Historic District to the National Register, providing a comprehensive understanding of the landscape’s heritage resources; 2) identify cultural and natural resources that are well suited for interpretation along the Healing Waters Trail route through downtown; and 3) inform design recommendations for the Healing Waters Trail. Following roughly the methodology outlined in the *Guide to Cultural Landscape Reports: Contents, Process, and Techniques* (1998), this chapter presents a cultural landscape assessment of the historic vernacular landscape of Hot Springs, New Mexico. The assessment consists of three parts – site history, existing conditions, and analysis. The site history and existing conditions sections provide narrative and graphic documentation of the physical evolution of the landscape to the present. The analysis section provides a discussion of the historical significance and integrity of the landscape, according to criteria established by the National Register of Historic Places, and an evaluation of the landscape characteristics and features that contribute to that significance.

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1 Birnbaum, Charles A. (1994). *Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes: Preservation Briefs 36*. Washington D.C.: U.S. Department of the Interior, National Park Service.

2 Alanen, Arnold R. and Robert Z. Melnick. (Eds.) (2000). *Preserving Cultural Landscapes in America*. Baltimore: Johns Hopkins University Press.

## Study Area Boundaries

The Hot Springs historic vernacular landscape encompasses present-day downtown Truth or Consequences, New Mexico, extending through the heart of the Hot Springs geothermal artesian basin. The landscape is situated on a semi-circular alluvial fan on the western floodplain of the Rio Grande, approximately five miles southwest of Elephant Butte Dam. Topographic boundaries for the cultural landscape include, on the northern edge of the historic district, a Magdalena limestone ridge or hogback, known locally as “Water Tank Hill” after the city water tank located on its crest, and on the southwestern edge of the basin, a granite and river-gravel terrace, known as “Carrie Tingley Mesa” after the New Mexico Veterans Home and Memorial Park (formerly Carrie Tingley Hospital) located on top. The Rio Grande forms the southern and south-eastern edges of the landscape, and Main Street completes the northern and north-western boundaries (Figure 3.1). This assessment will focus on overall characteristics of the landscape and select features along the Healing Waters Trail within these boundaries, including features that lie both inside and outside the boundaries of the Hot Springs Historic District.

The boundaries of the Hot Springs Bathhouse and Commercial Historic District can roughly be described as extending from Main Street on the North to Van Patten Street on the South, and from Date Street on the East to Post Street on the West.<sup>3</sup> However, the exact boundaries of the district reflect the locations of extant historic buildings, resulting in irregular boundary delineations, especially on the southern edge of the district. The historic district consists of approximately 56 acres encompassing the locations of at least 35 artesian wells, springs and sumps, identified in a 1940s geological study of the geothermal resources of the Hot Springs Artesian Basin, 125 contributing and 87 noncontributing historic buildings identified in the 2004 historic district nomination to the National Register of Historic Places<sup>4</sup>.

<sup>3</sup> Kammer, David. (2004). “The Hot Springs Bathhouse and Commercial Historic District in Truth or Consequences.” National Register of Historic Places.

<sup>4</sup> Theis, Charles V, George C. Taylor, Jr., and C. Richard Murray. (1942). “Thermal Waters of the Hot Springs Artesian Basin, Sierra County, New Mexico.” Biennial Report of the NM

## Site History

### *Historical Summary*

The Hot Springs historic vernacular landscape is situated in a semi-circular floodplain on the western bank of the Rio Grande, approximately five miles southwest of Elephant Butte. Native Americans, including the Mimbres and the Apaches, utilized the geothermal springs prehistorically and many continue to hold the springs sacred for their healing properties. In the 19th century, cowboys, soldiers, miners and other settlers soaked in and settled near the hot springs, having discovered their curative benefits. However, it was not until the Elephant Butte Dam project began in the early 20th century that concerted efforts were made to settle and develop the Hot Springs Artesian Basin. Due to the status of the land around the springs as a federal reclamation reservation, early settlers had no rights to the land on which they “squatted” – a situation that changed when the village was incorporated in 1916, opening the land for settlement and granting existing residents ownership rights to their parcels.

During the 1920s and ‘30s, the Village of Hot Springs grew rapidly, attracting health-seeking visitors and new residents from around the country, due in part to booster campaigns by the Chamber of Commerce and local periodicals which advertised the healing powers of the mineral baths. The New Deal brought numerous WPA projects to the community in the late 1930s, including the construction of sidewalks that still bear WPA stamps, a community center and post office, and the Carrie Tingley Children’s Hospital, which utilized the thermal waters for hydrotherapy. Rapid population growth persisted for more than three decades, boosting the atmosphere of the young health resort community with the construction of numerous bathhouses, auto court apartments, commercial buildings, and residences within the downtown district.

The close of WWII heralded a new era of reliance on advancing medical science, contributing to a decline in the popularity of Hot Springs as a health resort. In an effort to regain national recognition, citizens of Hot Springs accepted a

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State Engineer, 1938-1942, pp.421-492.

[insert Figure 3.1, Hot Springs  
Cultural Landscape  
Assessment Study Area Map]

[insert Figure 3.1, Hot Springs  
Cultural Landscape  
Assessment Study Area Map]



challenge by popular radio show host Ralph Edwards to rename their town “Truth or Consequences” after Edwards’ show, and in 1950 voted to change the town’s name. In subsequent decades, the City of Truth or Consequences has experienced significant changes and has seen a decline in its former commercial center within the historic district. Efforts to revitalize the historic downtown, preserve heritage resources, and protect community character have gained momentum in recent years. Notable among these is the listing of the Hot Springs Bathhouse and Commercial District in the National Register of Historic Places in 2004 and the Healing Waters Trail planning effort, begun in 2007.

#### *Period of Significance*

The timeline of historical periods and events that follows utilizes the previous research of scholars and local historians and summarizes the historical narrative provided in the Hot Springs Bathhouse and Commercial Historic District nomination to the National Register of Historic Places. Periods defined in this timeline relate to phases of development for the historic vernacular landscape of Hot Springs. The National Register nomination for the district defines the “period of significance” as 1916 to 1950, as the majority of extant historic buildings that contribute to the significance of the district were constructed during that period, during which Hot Springs gained national recognition as a health resort community.



### **Prehistoric Period (A.D. 400 – 1598)**

- 400 to 1450 In prehistoric times, Native Americans were frequent visitors to and seasonal residents in and around the Hot Springs Artesian Basin. Deep mortar holes and grinding slicks found in the limestone outcroppings above the Fish Pond at Ralph Edwards Park remain as evidence of this occupation, which is likely associated with the Mimbres branch of the Mogollon Culture<sup>5</sup>. After A.D. 400, Archaic groups began building small pithouse villages, such as the nearby Caballo Site, along the Rio Grande and its western tributaries. These people inhabited the area until around 1150, after which time villages in the Mimbres Valley to the west were abandoned while the El Paso Phase villages along the Rio Grande continued to be occupied until around 1450<sup>6</sup>.
- 1450 to 1598 During the centuries that followed Mimbres occupation, the easternmost band of the Chiricahua Apache, known as the Tchi-héné, or Red Paint People, occupied the area from the Rio Grande west across the Black and Pinos Altos ranges. Also known as the Warm Springs Apache, these people utilized the area for hunting and raiding. According to oral tradition, Victorio, Geronimo and other Apaches held the hot mineral springs as a sacred healing place, leading many Apache bands to respect the area as a neutral zone<sup>7</sup>.

### **Spanish Colonial Period (1598 – 1846)**

- 1598 to 1800 Although Onate's settlement expedition of 1598 and several previous Spanish entradas passed through the area, there remain sparse accounts of the hot springs from the 16th century. By the 17th century, travelers through the area had come to prefer the straight, flat route across the Jornada del Muerto east of the Caballo Mountains to the meandering Rio Grande corridor. As a result, the colonial road known as the Camino Real del Tierra Adentro circumvented the hot springs artesian basin. Chronic conflict between Apaches and Spanish settlers prevented permanent settlement of the area south of Socorro until the 19th century.
- 1820 Pedro de Armendaris, an army lieutenant stationed in Santa Fe, receives two land grants located east of the Rio Grande, extending northeast of Elephant Butte to south of the hot springs area. However, due to Apache raids, Armendaris was unable to settle the land and soon abandoned the grants, which were later incorporated into the U.S. federal government's reclamation reservation created in 1908 for the Elephant Butte dam project.

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5 Kammer, 2004, p.22.

6 Lozinsky, Richard P. (1985). *Geology and Late Cenozoic History of the Elephant Butte Area, Sierra County, New Mexico*. Socorro, NM: New Mexico Bureau of Mines and Mineral Resources. p.15.

7 Elkins, Carolyn. (Ed.) (1979). *Sierra County, New Mexico*. Truth or Consequences, NM: Sierra County Historical Society.p.11. Cited in Kammer, 2004, p.23.



## Government Springs / Palomas Hot Springs Period (1846 – 1914)

- 1846 General Stephen Watts Kearny and the U.S. Army of the West arrive in New Mexico as a result of the Mexican-American War.
- 1848 Treaty of Guadalupe Hidalgo ends the Mexican-American War.
- 1850 The Territory of New Mexico is formed.
- 1852 Territorial Governor William Carr Lane arrives in New Mexico and tours the Rio Grande Valley, noting the absence of settlement in the area that is now Sierra County. However, several small communities, comprised largely of Hispanic settlers, were established along the Rio Grande during the 1850s.
- 1863 Fort McRae is established on the eastern bank of the Rio Grande three miles north of Elephant Butte, with the mission of protecting settlement, trade and travel in the area. This fort was situated along the Army's main road between Fort Craig to the north and Fort Seldon to the south. The fort was garrisoned for 13 years and maintained as a stage station thereafter until 1884. Several roads led west from the Rio Grande in this area to settlements and hot springs located along the west bank of the river. Here, soldiers dug a hole for soaking and lined it with rocks, referring to the spot as Government Springs<sup>8</sup>.
- 1868 A report filed in June of 1868 details an account of a violent attack by Mescalero Apaches on a party led by Captain Pfeiffer to visit the hot springs for their purported curative effects on rheumatism. Two soldiers were killed, and all three women in the party were abducted and shot (two mortally). This incident offers one of the first written accounts of settlers using the hot springs for their "medicinal qualities"<sup>9</sup>. In the report, the site of the springs was referred to as Palomas Hot Springs, after Las Palomas, the nearest settlement to the springs.
- 1880s Several large ranches are established in the area, including the John Cross Cattle Company (now Ladder Ranch). Cowboys from this ranch were said to have built one of the first bathhouses in Palomas Hot Springs in 1882. According to oral history, "...the John Cross Cattle Co. had built a small adobe building over this spring for the benefit of their old stove-up cow punchers. Just a few feet west of this was another spring which was called the drinking spring"<sup>10</sup>. Early visitors to Palomas Springs utilized the waters for soaking, mud bathing, and drinking to access the full range of curative benefits.

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8 Ashbaugh, Diana and Lee Ann Cox. (1992). *Cultural Heritage of Sierra County*. Truth or Consequences, New Mexico: Truth or Consequences Municipal School District. Cited in Kammer, 2004, p.24.

9 Kammer, 2004, p.24.

10 Wilson, Cecil. (n.d.). *This is a Story of Palomas Springs and Sierra County in the Early Days*. Oral history available at Geronimo Springs Museum, Truth or Consequences, NM. p.3.



Figure 3.2. "Taking Mud Baths, Famous for Rheumatism, Hot Springs, N.M." Photo taken in the 1860s or '70s.

- 1881 The Atchison, Topeka and Santa Fe Railway (AT&SF) to Deming is completed in March of this year, providing a more direct link to development occurring elsewhere in the Southwest. Roughly following the Camino Real alignment across the Jornada del Muerto, the railroad stimulated the regional economy, bringing mining equipment, providing shipment for livestock, and eventually transporting health-seeking pilgrims to the hot springs via the station at Engle, 14 miles to the east.
- 1884 The territorial legislature approves legislation creating Sierra County from parts of Socorro, Dona Ana and Grant Counties. The mining town of Hillsboro in the western part of the new county becomes the county seat. As one of its first acts, the new county commission appropriated \$400 to construct a shelter over Government Springs. Photographs from this period show early bathhouses at Palomas Hot Springs, constructed of adobe, wood-frame and canvas tents.
- 1886 Apache leader Geronimo surrenders, bringing a relative end to hostilities.
- 1890s Rio Grande Development and Irrigation Company attempts and fails to construct a dam in the canyon just below Elephant Butte – a site that had been identified in early USGS maps as a potential site for impounding the Rio Grande. Concerns over the dam's location and water allocations to Texas and Mexico stalled the project, leading the company to file bankruptcy in 1903.



Figure 3.3. Earliest bathhouse at Palomas Hot Springs, said to have been built by cowboys from the John Cross Cattle Company in 1882.



Figure 3.4. Early adobe bathhouse at Palomas Hot Springs.



1904

U.S. Bureau of Reclamation recommends construction of a dam at the site, and Congress appropriates one million dollars to get the project started. A nine-mile spur of the railroad was then constructed from Engle to Elephant Butte to transport materials and labor. However, negotiations with property owners who would lose land to the reservoir further delayed the project's start. Finally getting underway in 1911, the Engle Dam project (as it was initially named) drew more than 900 engineers, technicians and laborers and their families, creating an instant town of nearly 4,000 people. Some lived in tents above the dam site, but most lived in wood-frame buildings within a settlement that sprung up in the canyon just below the dam.

1907

A flood shifts the channel of the Rio Grande from a course extending along present-day Main Street toward a granite bluff (Carrie Tingley Mesa) east of the village to a new course parallel with present-day Riverside Drive. This new channel was fixed with the completion of Elephant Butte Dam, creating a drier alluvial floodplain and grassy wetland area south of the historic district. Prior to this time, only a few springs, such as Government Springs (later also called Geronimo Springs), located on the higher ground near present-day Main Street, were apparent to passers-through, and much of the early settlement of Palomas Hot Springs occurred in this area at the base of the limestone hogback ridge ("Water Tank Hill").

1911

The first post office is established at Palomas Springs, with William Henry McMillan as



Figure 3.5. Early bathhouse at Palomas Hot Springs, c. 1900.

its first postmaster – a title he held for only a few months before selling his grocery store to J.D. Allsup, who served as postmaster until 1914. Prior to this time, the only postal service in Palomas Springs was a cigar box hanging on the wall in the McMillan Store, where a man from Las Palomas would come to retrieve and deliver the mail for a salary of five dollars per month<sup>11</sup>.

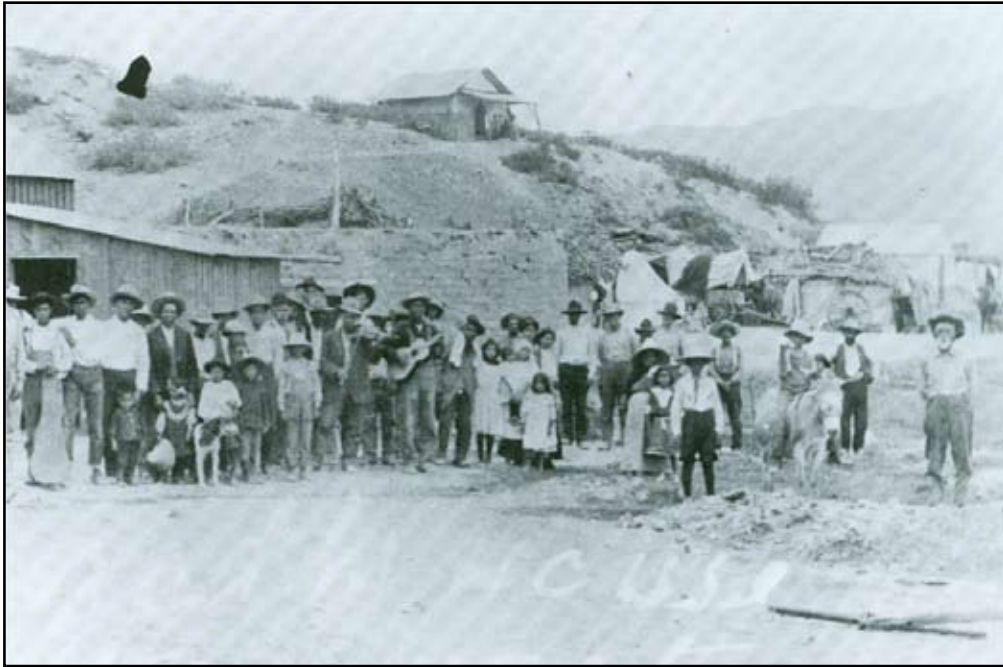


Figure 3.6. Palomas Hot Springs settlers, c. 1911.



Figure 3.7. Palomas Hot Springs, c. 1911.

<sup>11</sup> Wilson, n.d., p.5.



Figure 3.8. Early bathhouse and inn at Palomas Hot Springs, c. 1910s.

1900s to 1910s

During this period, much of the hot springs artesian basin was within the bounds of an area designated by the federal government as a reclamation reservation, thus restricting homesteading near the hot springs. This designation relegated those living around the springs to the status of “squatters,” leaving the question of land ownership unresolved until the village was incorporated in 1916. Despite this issue, the settlement of Palomas Hot Springs continued to experience growth during these years, offering a relaxing alternative for dam workers and visitors from Engle, the nearest railroad station to Palomas Hot Springs. Settlers lived in tents and adobe and wood-frame houses, alongside saloons, stores, two hotels and several bathhouses. By 1913, a jitney service provided daily rides between Engle and Palomas Hot Springs, and in 1915 a school was founded in the settlement with a tent serving as its first classroom<sup>12</sup>.



Figure 3.9. View of Palomas Hot Springs, 1912 or 1913.

<sup>12</sup> Kammer, 2004, p.26.



## Early Village Development Period (1916 – 1930)

1916

The Elephant Butte Dam project is complete, and Hot Springs is incorporated as a village. Many people who had been living and working at the Elephant Butte Dam site chose to move to Palomas Hot Springs once the project concluded in 1916. This newest group of “squatters” at the springs joined other recent arrivals in becoming the first in a long line of boosters, promoting the curative powers of the hot springs over the next several decades. Among them was Otto Goetz, who owned a general store and organized the Commercial Club (forerunner to the Chamber of Commerce) in 1914. Goetz discovered that the Hot Springs post office near Las Vegas, New Mexico, had been closed and succeeded in dropping the word Palomas from the settlement’s name, opening a new Hot Springs post office. In 1915, leaders from the settlement applied for incorporation and attained that status for the community of less than 100 residents in June of 1916. Otto Goetz served as the town’s first mayor. Later that year, the village’s trustees agreed to construct a ditch through the grassy marshlands south of the settlement to facilitate drainage from the bathhouses and promote their use.



Figure 3.10. View of Hot Springs, New Mexico, 1918.



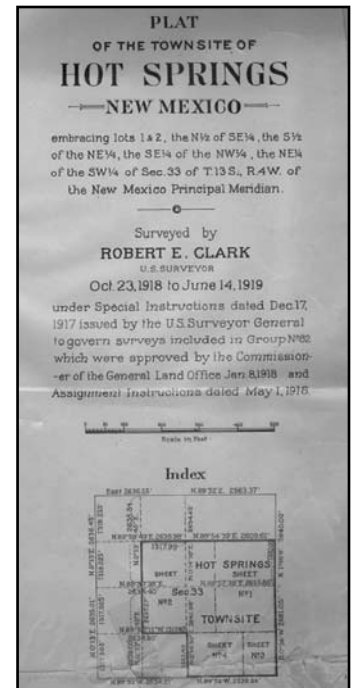
Figure 3.11. Otto Goetz and family in front of his first mercantile near Main and Pershing, c. 1914.

1917

As a result of a petition to the General Land Office filed by local Hot Springs residents, President Woodrow Wilson issues a proclamation restoring the lands around the hot springs to public entry and providing rights of ownership to those settlers who had “squatted” on the former government reservation lands.

1919

Systematic platting of the Hot Springs townsite is complete. The President’s 1917 proclamation initiated a process of mapping of the village, and the resulting plat designated specific parcels to individuals, subdivided the rest into parcels available for bid, and set aside land for public schools, a waterworks, and Government and State Springs. The 1919 streets terminated at Petain Street (present-day Broadway).



Figures 3.12 & 3.13. 1919 Plat of the Village of Hot Springs (Clark 1919).





The Hot Springs Ditch appears on another 1919 map of Hot Springs. This ditch, constructed in 1916 or 1917, was responsible for draining the water from the grassy marshland south of Petain Street (later renamed Hobbs Street and then Broadway in 1935). The land was then gradually filled and platted as the Palomas Addition, as indicated on the 1932 Sanborn fire insurance map. The streets in this new subdivision created a grid pattern that stood in sharp contrast to the oblique alignment of streets to the north of Petain.

The State of New Mexico builds a State Bath House, offering baths for 25 cents. Dr. E. R. Frost, a chiropractor worked at this bathhouse in the 1920s, offering a “drugless clinic” for chronic headaches and other ailments<sup>13</sup>.



Figure 3.14. View of Main Street, Hot Springs, 1918



Figure 3.15. Photo of the State Bath House, in the foreground below the two-story Vera Hotel (a former boarding house moved from the Elephant Butte Dam site in 1916).

<sup>13</sup> Fletcher and Rocco manuscript, ch.7, p.3.

1910s & 1920s

The newly incorporated village acquires two newspapers, which play an important role in boosting the healing qualities of the mineral baths, heralding the beginning of the village's promotion as a health resort. The Sierra County Herald ran weekly ads for the bathhouses and regularly included anecdotal stories of the mineral waters curing one ailment or another – a practice that would become central to the promotion of Hot Springs well into the middle of the century, helping to draw health-seeking pilgrims and new residents from all over the country<sup>14</sup>. In these days, Hot Springs was advertised as “America's Karlsbad,” drawing a reference to the springs in Karlsbad, Germany.



Figure 3.16. Health-seekers drink from the drinking springs near the James Apartments (now razed), c. 1920s

1920

U.S. Census lists 455 residents in Hot Springs, the vast majority of whom were born outside of New Mexico.

1929

Village leaders vote to designate Hot Springs a town.



Figure 3.17. View of Hot Springs, 1922

<sup>14</sup> Kammer, 2004, p.27.

## Health Resort Boom Period (1930 – 1950)

- 1930 U.S. Census lists 1,336 residents – almost tripling the population reported just 10 years prior. The Census also indicated that many of the residents were employed in health-related fields, listing occupations such as bathhouse operator or attendant, masseuse, apartment manager, and tourist camp operator. A large number of residents listed their occupations as “none,” providing a clue that they may have been health-seekers who had recently arrived in the community and decided to remain.
- 1932 Town leaders succeed in a campaign to bring improvements to U.S. 85 (formerly State Road 1), which coincided with Hobbs Street (renamed Broadway in 1935) through Hot Springs, permitting safe travel at higher speeds.



Figure 3.18. View of Hot Springs, 1930s or 1940s.

- 1934 To accommodate increasing traffic, Main Street is extended through to Foch Street and eventually all the way across the northern boundary of the historic district, creating a second thoroughfare through the commercial downtown.
- 1938 The county seat of Sierra County is relocated from Hillsboro to Hot Springs.
- 1930s The New Deal program brings Works Progress Administration (WPA) projects to Hot Springs, providing road and sidewalk construction (1935-1941), bathhouse repairs, cemetery and park improvements, waterworks extension (1936), a new Post Office (1939), a Community Center (1935), a high school gymnasium and tennis stadium (1938), the Hot Springs Public School (1938), the Sierra County Courthouse (1939), and the Carrie Tingle Children’s Hospital (1937).



1930s

This period also saw the construction in the historic district of many tourist camps, auto court apartments and bathhouses, utilizing concrete block or wood-frame construction and exhibiting L or U plans in hipped-roof cottage or bungalow designs or Spanish-Pueblo Revival or Territorial Revival styles – trends that continued into the 1940s.



Figure 3.19. Hot Springs Post Office, built by the WPA in 1939.

1930s & 1940s

The Hot Springs Chamber of Commerce, as well as local newspapers and regional magazines, ramp up campaigns to boost the growing town, seeking national recognition as a health resort. By the 1940s, the town also received national acclaim for the Carrie Tingley Children's Hospital as a leading institution for the treatment of infantile paralysis and other pediatric disorders.



Figure 3.20. View of Hot Springs, c. 1940.

- 1940 The U.S. Census lists a population of nearly 3,000, and the New Mexico Business Weekly lists 19 bathhouses and 51 hotels and rooming houses in Hot Springs.
- 1945 The town of Hot Springs declares itself a city, anticipating a post-War boom. Promotional materials continued to boost the curative powers of the towns geothermal mineral springs and broadened their scope to appeal to recreation travelers seeking to fish, duck hunt or boat at Elephant Butte Lake.
- 1949 Local periodical Healing Waters appears with an advertisement by the Chamber of Commerce proclaiming Hot Springs to be the “Health Capital of the Southwest, Where Summer Spends the Winter”<sup>15</sup>.



Figure 3.21. Main Street, c. 1950.

- 1940s Railroad travel to Hot Springs via Engle ends, and the town begins to rely more heavily on automobile and bus travel to bring in visitors. Auto-court apartments and bathhouses continued to be constructed in the historic district through the early 1940s to accommodate visitors.
- Following the end of WWII, increased reliance on medical science and new technologies contributed to the diminished importance of climate and thermal waters for health and to a gradual decline of Hot Springs’ reputation as a health resort.

### **Truth or Consequences Period (1950 to Present)**

- 1950 U.S. Census lists the population of Hot Springs as 4,563. In no period since 1950 has the town experienced a decennial growth of more than 20% as it had in previous decades.

<sup>15</sup> Cited in Kammer, 2004, p.37.

In March, the citizens of Hot Springs vote to change the name of the city in response to winning a contest held by Ralph Edwards, host of the popular radio show “Truth or Consequences,” in which the town would agree to change its name to that of the show. Despite protests by some longtime residents that changing the town’s name would be detrimental to its promotion as a hot springs health resort, an overwhelming majority of citizens voted in favor of the name change. Every year since this name change until his death in 2005, Ralph Edwards visited Truth or Consequences during the town’s annual Fiesta.



Figure 3.22. Ralph Edwards and Bob Barker,, c. 1950s. Photo courtesy of the City of Truth or Consequences and Sierra County Chamber of Commerce.



Figure 3.23. “Greetings from Hot Springs” postcard, 1950s.

- 1960 U.S. Census lists a population of just over 4,000, indicating a slight population decline during the 1950s.
- 1961 City begins issuing permits for mobile homes and manufactured housing, allowing their use as infill in the sparsely developed land of the Palomas Addition between the historic district and the Rio Grande.
- 1960s Interstate 25 is constructed northwest of town, circumventing the Highway 85 alignment through the historic commercial core and drawing development further north.



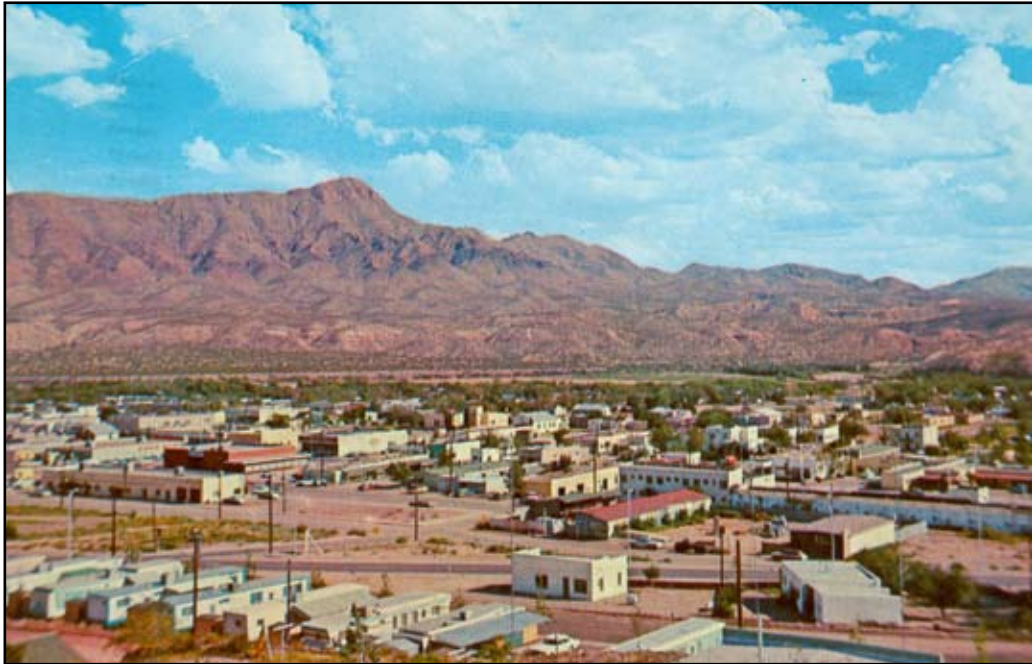


Figure 3.24. Truth or Consequences postcard, c. 1960.

1970s

In an effort to imbue the economically-declining downtown with western character, banks begin making low interest loans to business owners for use in applying of board and batten facades and shingled shed-roof portals to buildings in the historic commercial district.



Figure 3.25. Broadway, c. 1970s.

1980s

Several historic buildings in the commercial district are razed in another effort to revitalize downtown.

- 1981 Carrie Tingley Children's Hospital moves to Albuquerque. The historic building and grounds have since become the location for the New Mexico State Veterans' Home and Veterans' Memorial Park.
- 1990s New efforts to revitalize downtown and protect its historic resources gain momentum when Truth or Consequences becomes a New Mexico Main Street community.
- In the late 1990s, local historians begin an extensive historic cultural properties inventory of the district, documenting hundreds of buildings.
- 2000 U.S. Census lists the population of Truth or Consequences as 7,289, showing steady growth in the preceding four decades.
- 2004 The Hot Springs Bathhouse and Commercial Historic District is listed on the National Register of Historic Places.
- The City of Truth or Consequences adopts the 2004-2009 Comprehensive Plan, which identifies the need to revitalize the historic district, upgrade infrastructure there, and protect community character.
- 2007 A group of local citizens develops the concept for the Healing Waters Trail, applying for and receiving planning assistance from the National Park Service Rivers, Trails and Conservation Assistance Program.
- 2008 The Healing Waters Trail Steering Committee forms, and planning for the trail begins.



[insert Figure 3.26, Hot Springs  
Cultural Landscape Assessment,  
Period Plan, c. Early 1930s]

[insert Figure 3.26, Hot Springs  
Cultural Landscape Assessment,  
Period Plan, c. Early 1930s]

[insert Figure 3.27, Hot Springs  
Cultural Landscape Assessment,  
Period Plan, c. Early 1940s]

[insert Figure 3.27, Hot Springs  
Cultural Landscape Assessment,  
Period Plan, c. Early 1940s]

## CHAPTER 4: EXISTING CONDITIONS AND EVALUATION OF LANDSCAPE CHARACTERISTICS AND FEATURES

This section provides a view of the present condition of landscape characteristics and features through a comparison of their historic and existing conditions and an evaluation of their contribution to the character of the historic vernacular landscape. Landscape characteristics are defined by the National Park Service (NPS) as “tangible and intangible aspects of a landscape from the historic period(s); these aspects individually and collectively give a landscape its historic character and aid in the understanding of its cultural importance”<sup>1</sup>. NPS definitions of each standard landscape characteristic are used throughout this section. A brief description of the history of each landscape characteristic and associated features is provided, followed by a brief characterization and photographs of the existing physical condition of each, and a determination of the contribution of each to the significance of the historic landscape of Hot Springs, New Mexico. Landscape characteristics and features are considered contributing if they add to the character and significance of the landscape, were present during the period of significance, and possess historic integrity in that they are in sufficiently good condition to convey their significance.

### Concerning the Contemporary Vernacular Landscape

Although the following evaluation concerns the characteristics and features of the historic



vernacular landscape, it should be noted that aspects of the contemporary vernacular landscape also contribute to the unique community character of present-day Truth or Consequences. The pattern of RV parks and mobile homes in the southern part of the Palomas Addition, the board and batten facades on commercial blocks along Main and Broadway, yard art and colorful murals adorning the sides of buildings downtown, chain-link fences demarcating contemporary property lines – Although these features of T or C’s landscape do not date to the period of significance, as narrowly defined according to NPS standards, they help to uniquely define a sense of place and convey aspects of local identity. In preserving and celebrating the character of the community, all layers of history can be seen as important in defining a spirit of place along the Healing Waters Trail.

1 Page, Robert R., Cathy A Gilbert, and Susan A. Dolan. (1998). *A Guide to Cultural Landscape Reports: Contents, Process and Techniques*. Washington, D.C.: U.S. Department of the Interior, National Park Service. p.53.

## Characteristics and Features of the Historic Vernacular Landscape

**Topography** is the three-dimensional configuration of the landscape surface characterized by features and orientation.

*Historic Condition:* The settlement of Hot Springs was founded on a floodplain of the Rio Grande, about one-half to three-quarters of a mile wide with an average elevation of around 4265 feet. The historic downtown of Hot Springs slopes gently down to the western river bank, which forms its southeastern edge. The landscape lies within the Mexican Highland section of the Basin and Range Province, and varied topographic features help to define it.<sup>2</sup> A prominent Magdalena limestone hogback ridge, known locally as Water Tank Hill after the city water tank that sits atop it, descends from the northwest forming the northern-most boundary of the historic downtown. Surrounding this hill, which crests approximately 160 feet above the river level, are numerous arroyos cutting through the foothills of the nearby low-lying Mud Springs Mountains. On the western edge of the semi-circular flat of the historic downtown rises a pre-Cambrian granite terrace on which the WPA-era Carrie Tingley Children's Hospital (now the New Mexico State Veterans Home) was built in 1937. The upper surface of this granite terrace, referred to as Carrie Tingley Mesa, is composed of alluvial sand, gravels and silts. Across the Rio Grande from historic Hot Springs ascends Turtleback Mountain, the northernmost peak of the Caballo Mountains. This prominence stands at approximately 6000 feet and is a central topographic feature of the viewshed within the Hot Springs cultural landscape (See **Views and Vistas** below).

Historically, the Hot Springs landscape underwent a series of changes that have bearing on the present configuration of the landscape. The floodplain on which the downtown was built was shaped to its semi-circular form in 1907, when a flood shifted the location of the river channel south from its former course along present-day Main Street (see **Natural Systems and Features** below). The construction of Elephant Butte Dam approximately five miles to the northeast subsequently fixed this new river course, as upstream impoundment of the Rio Grande served to control further flooding within the new village of Hot Springs.

*Existing Condition:* The topography of the Hot Springs landscape is relatively unchanged since the period of significance.

*Evaluation:* Contributing

**Natural Systems and Features** are the natural aspects that often influence the development and resultant form of the landscape.

### Hot Springs Artesian Basin

*Historic Condition:* The Hot Springs Artesian Basin, centered on historic Hot Springs, New Mexico, lies in the floodplain of the Rio Grande in the central part of Sierra County. According to a 1942 study of the basin by geologists representing the State Engineer, the thermal waters of the basin enter Magdalena limestone along a north-south oriented fault between the Fra Cristobal Range and the

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<sup>2</sup> Theis, Charles V., George C. Taylor, Jr., and C. Richard Murray. (1942). "Thermal Waters of the Hot Springs Artesian Basin, Sierra County, New Mexico." *Biennial Report of the NM State Engineer, 1938-1942*, p.424-425.

[insert Figure 4.1, Hot Springs  
Cultural Landscape Assessment,  
Existing Conditions Plan]

[insert Figure 4.1, Hot Springs  
Cultural Landscape Assessment,  
Existing Conditions Plan]



Sierra Caballos, discharging into the overlying alluvium near the limestone hogback known as “Water Tank Hill.” The thermal waters then move laterally through the alluvium, beneath the historic settlement of Hot Springs, south to the Rio Grande. Prior to 1907, when a flood altered the course of the Rio Grande to its present location southeast of downtown, the only thermal springs that were visible on the surface were located at the base of Water Tank Hill.

These springs were discovered and modified by cowboys, soldiers and settlers in the 1860s, creating what would be known historically as “Government Springs,” “Geronimo Springs,” or “Palomas Springs” (see **Constructed Water Features** below). When the new channel of the Rio Grande was established after 1907, settlers drained and filled in the resulting wetlands, allowing the extent of the thermal artesian basin to become available for development. To access the thermal waters, settlers created sumps or drilled wells. State geologists reported approximately 35 springs, sumps and wells in 1942, at which they determined that development of the thermal waters in this manner had no detrimental effect on the temperature or quality of the thermal waters but could eventually lower the water table in the basin below that of the river if too many wells were developed.<sup>3</sup>

The temperature of the thermal water in the basin ranges from 98 to 114 degrees Fahrenheit, and the water table rises as high as just a few feet from the ground surface. According to the State Engineer’s report in 1942, “The amount of thermal water discharged by Hot Springs is ... about 8 times that discharged by Old Faithful and the amount of heat brought to the earth’s surface by the water at Hot Springs is about 2 ½ times that brought by Old Faithful.”<sup>4</sup>

*Existing Condition:* Many businesses continue to rely economically on the thermal waters of the Hot Springs Artesian Basin to attract tourists and local bathers. Local residents and spa-owners continue to debate the development capacity of the thermal waters in the historic downtown, raising concerns about overdevelopment, dropping water table, and reduced water quality (see **Constructed Water Features** below).

*Evaluation:* Contributing

## Rio Grande

*Historic Condition:* As stated above, the course of the Rio Grande through the Hot Springs Artesian Basin shifted during a flood in 1907. Once the Elephant Butte dam was complete in 1916, this new channel was fixed approximately in its present location. Prior to this shift, the Rio Grande followed a more northerly course along present-day Main Street, below the limestone hogback ridge, toward the granite terrace on which Carrie Tingley Hospital was eventually built, finally spilling into a canyon southeast of the terrace. The modification of the river channel opened up a much larger area for development between the hot springs and the new river course, and it was here that the village of Hot Springs was settled.

During the historic period, the Rio Grande continued to play an important role in the Hot Springs landscape. The river was an important resource, especially for the first waterworks in the village in which water was pumped up to town from a water wheel at the river. It also offered opportunities for fishing and other forms of recreation, and provided a riparian zone that was beautiful aesthetically and provided wildlife habitat. In reference to the Rio Grande, one native Hot Springs resident remembered, “The public swimming pool was the Rio Grande River, and because it was so swift and cold, one had to be a good swimmer. I can’t remember a single drowning while playing in

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<sup>3</sup> Theis, *et al.*, 1942, p.485.

<sup>4</sup> Theis, *et al.*, 1942, p.480.

the river. Everyone looked after the other.”<sup>5</sup>

*Existing Condition:* The Rio Grande continues to flow in a southwesterly course along the southern edge of historic downtown Hot Springs. Residents and visitors continue to use the river as a recreational outlet and as a backdrop for social and community gatherings, particularly at Ralph Edwards and Rotary Parks, and recent efforts by the Sierra Soil and Water Conservation District to restore native vegetation along the Rio Grande through town attest to the continued importance of the river in the identity and character of the town.

*Evaluation:* Contributing



Figure 4.3. View of the Rio Grande corridor south of historic downtown Hot Springs, 2008

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5 Smith, Annette Wilson. (2001). “The Early Days of Hot Springs New Mexico (As I Remember),” from *The Chaparral Guide*. Truth or Consequences, NM.

## Wetlands at Rotary Park

*Historic Condition:* After the Rio Grande changed course in 1907, the alluvial floodplain between the limestone hogback and the new river channel became grassy marshland and wetlands, which were subsequently drained and gradually filled by Hot Springs settlers for development. A 1935 aerial photograph indicates that an open drain carried water along a contour from the vicinity of Austin and Pershing Streets due southwest, paralleling the river and emptying into the natural drainage on the west side of the basin. By this time, all the land north/northwest of this drain had been laid out with streets in a grid pattern, and development was well underway. All the land south of this drain was still grassland with intermittent pockets of wetlands, fed by spring water from the drain, stormwater runoff, and river water.

By the 1950s, this drain had been enclosed and development had spread all the way to sporadic wetlands along the Rio Grande. As is visible from a 1978 aerial photograph, sometime in the 1960s or '70s, these wetlands were consolidated into an oxbow shaped configuration as a result of a bend in the Rio Grande at the base of the granite terrace having been pushed east to create a gentler curve in the river. At the time the oxbow-shaped wetlands were created, the Hot Springs Drain was also extended from the point where it emptied into the river near Foch Street and Riverside Drive to a point of discharge into the newly consolidated wetlands. The wetlands then emptied this thermal mineral water into the river at the base of the granite terrace, where the natural drainage on the west side of the floodplain also released its run-off.

*Existing Condition:* The wetlands that exist just west of present-day Rotary Park are in fair condition. The current shape of the wetlands is very similar to that shown in the 1978 aerial photograph, and the hot springs drain still supplies them with thermal mineral water. These wetlands have become a healthy and unique habitat for a diverse range of species, from water fowl and other birds to turtles, fish and other wildlife. They serve as one of the few reminders in the immediate landscape of the kinds of vegetation and habitat that existed in the alluvial floodplain on which Hot Springs was incrementally built during the period of significance.

*Evaluation:* Potentially contributing, due to their change in shape and extent during the period of significance.



Figure 4.3. View of the wetlands at Rotary Park, 2008.





Figure 4.4. Aerial photograph of Hot Springs, 1935. Courtesy of the Earth Data Analysis Center (EDAC), University of New Mexico (UNM).





Figure 4.5. Aerial photograph of Hot Springs, 1958. Courtesy of the EDAC, UNM.





Figure 4.6. Aerial photograph of Hot Springs, 1978. Courtesy of the EDAC, UNM.

## Stormwater Drainages

*Historic Condition:* Two primary natural drainages served to catch stormwater runoff in and around the immediate vicinity of the Hot Springs Artesian Basin during the period of significance – one originating on the northeast side of the limestone hogback known as Water Tank Hill, running south/southeast to meet the Rio Grande near present-day Ralph Edwards Park; and the other originating on the far western side of the hogback, entering the historic district near the point where West Main and Broadway presently meet and continuing around the development south of Austin Street, arcing along the granite terrace known historically as Carrie Tingley Mesa and emptying into the Rio Grande where the wetlands are located today.

*Existing Condition:* Over time, these two drainages were modified by human intervention – mounding the sides of the arroyos with earth in places, lining them with concrete or adding culverts and burying them in others. They continue to serve as stormwater drainage for the historic district, along with an antiquated network of constructed stormwater drains throughout downtown which frequently fail to prevent flooding of businesses and homes and leave puddles of water in the streets after storm events.

*Evaluation:* Potentially contributing, due to extensive modification over time.



Figure 4.7. View of a stormwater drainage bordering the Hot Springs Artesian Basin, 2008.

**Vegetation** includes any indigenous or introduced trees, shrubs, vine, ground covers, and herbaceous materials that help to define the landscape.

*Historic Condition:* Native vegetation surrounds and permeates the historic district and landscape, consisting of an assemblage of willows, mesquite, occasional cottonwoods, alongside salt and range grasses, creosote bush, and cactus. The marshy grassland and wetland components of the historic

landscape were dominated by salt grasses, cattail, willow, and other species. During the historic period, the riparian zone along the Rio Grande became infiltrated with tamarisk and other non-natives. Additional non-native species, including a variety of palms, evergreens, and agave, were planted intentionally in the designed landscapes of the auto court motels and bathhouses built during 1920s, '30s and '40s.

*Existing Condition:* Native vegetation continues to have a strong presence in the historic district and landscape, while marshland vegetation is restricted to the wetlands on city-owned lands adjacent to Rotary Park and along the open and un-lined portions of the Hot Springs Drain. In recent years, the Sierra Soil and Water Conservation District has made efforts to reduce the presence of non-natives (tamarisk, etc.) in the riparian corridor of the Rio Grande, cutting them and replacing them with cottonwood, willow and other native species. Plantings around the historic auto courts and bathhouses exhibit a range of conditions, from poor on properties that are vacant or neglected to good on properties that have been restored or maintained. Within the last ten years, deciduous trees have been planted periodically along Broadway; however, these are not being well maintained and do not relate to the historic significance of the landscape.

*Evaluation:* Contributing (native vegetation, marshland vegetation, and historic auto court and bathhouse plantings); Non-contributing (trees along Broadway)

**Spatial Organization** refers to the arrangement of elements that create and define spaces within the landscape.

*Historic Condition:* In the late 19th century, early settlement occurred around the hot springs located on the high ground near the base of the limestone hogback known today as Water Tank Hill. At that time, the river meandered along a course near present-day Main Street. After the river changed course in 1907, settlement gradually moved south, still oriented in relation to the springs and the topography of the higher ground. By 1919, the marshy grasslands in the floodplain south of Petain (present-day Broadway) were drained and platted in a north-south grid, presenting a contrast to the oblique alignment of streets north of Petain.

As Kammer states in the National Register nomination for the historic district, "The organization and alignment of the historic district's streets reflect the incremental growth of the south side of Hot Springs in its early years as the former wetlands drained and were then opened for development. Main Street, with its nodes of historic buildings forming the northern edge of the district, is located along a contour marking the higher, northerly edge of the alluvial floodplain. Its irregular alignment at the foot of the hogback was determined in part by the location of the natural hot springs and the early buildings that appeared around them."<sup>6</sup> By the 1950s, the entire semi-circular floodplain to the Rio Grande had been drained and gradually developed; however, the southernmost blocks of the Palomas Addition remained predominantly vacant until the 1960s and '70s, when the City of Truth or Consequences began issuing permits for manufactured housing (see **Land Use** below).

*Existing Condition:* The current configuration of streets and development continues to reflect the early growth of Palomas Hot Springs north of Broadway and the historic platting of the grid in the Palomas Addition south of Broadway.

*Evaluation:* Contributing

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<sup>6</sup> Kammer, 2004, p.6.



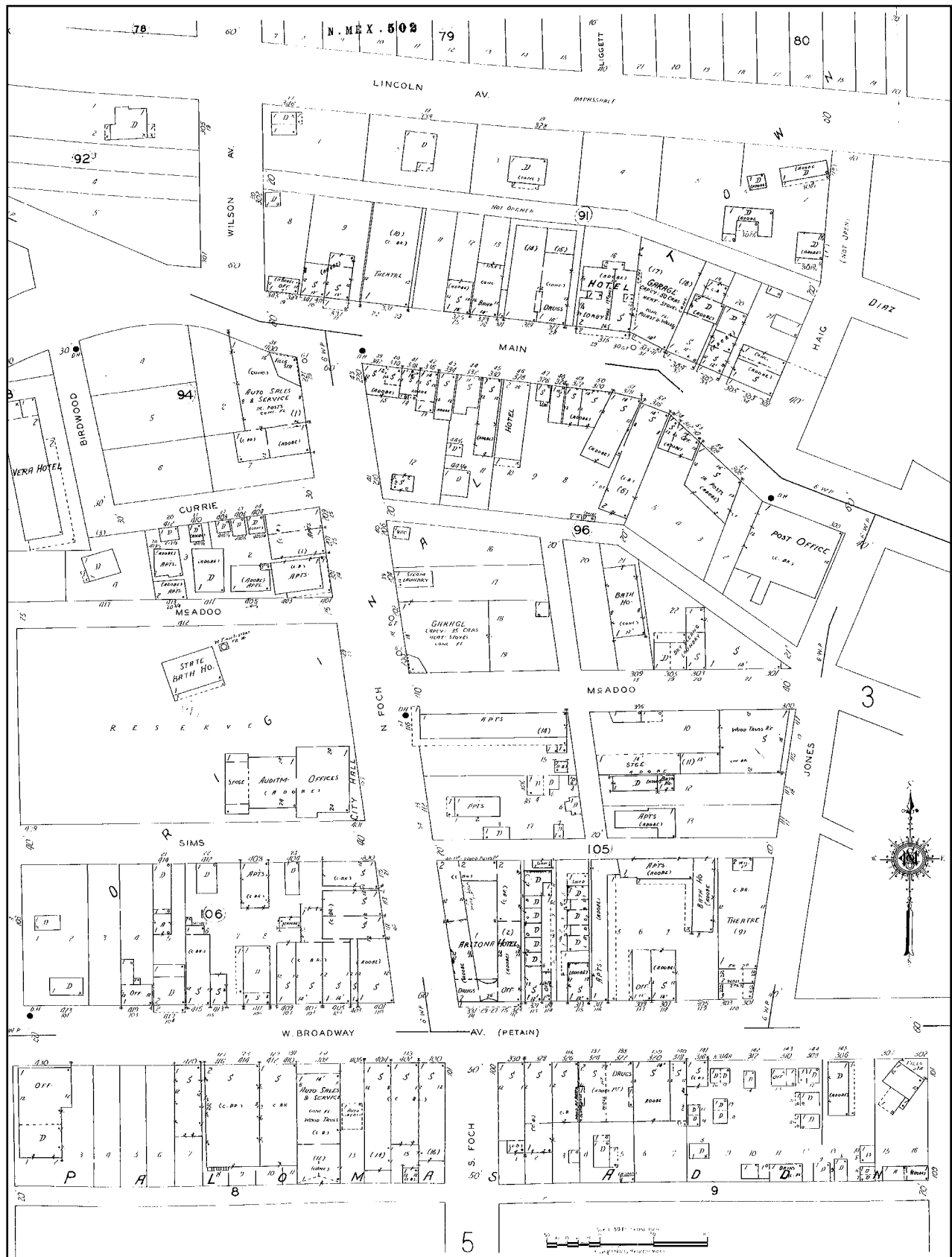


Figure 4.8. Sanborn Fire Insurance Map, 1942, showing oblique street alignment north of Petain (now Broadway) and street grid pattern south of Petain.

**Land Use / Cluster Arrangement** refers to the organization, form, and shape of the landscape in response to land use and the location of the buildings and structures in the landscape.

*Historic Condition:* Retail, office, and other commercial uses were historically clustered along Main Street and Broadway and the secondary streets connecting them. Early adobe or wood-frame saloons, general stores, and other shops built in the 1910s were oriented toward the street and often employed boardwalks along the front, occasionally covered with a portal. Starting in the 1920s and '30s, most commercial buildings were built flush to the sidewalk and utilized large display windows with recessed panels above for signage. Bathhouses and lodging were intermingled among other commercial uses, and in the 1930s and '40s became concentrated along Austin Street. Early bathhouses and inns were built of canvas, adobe or wood-frame, some of which, like the Vera Hotel and the James Apartments, were moved from the Elephant Butte Dam site after work there was completed. In the 1940s, the use of concrete block became the common material for the small tourist cabins and L-, U-, and I-shaped auto-court apartments and motels that dominated the scene beginning in the late 1920s through the 1940s.

Early residences were often modest adobe or wood-frame homes or even canvas tents, later to be replaced by cottage and bungalow-style single-family or duplex residences. Residences were commonly built alongside businesses in the northern part of the district and became the dominant land use south of Austin Street. In the 1940s, some of the vacant land in the southern part of the basin was used for mobile home parks, and after the period of significance, manufactured housing was used to infill the vacancies in these southern blocks once the city started issuing permits for them in the 1960s.

The original 1919 plat of Hot Springs set aside land for a park in the present location of Ralph Edwards Park, along the Rio Grande on the east side of the district, and undeveloped open space persisted in the southwest along the foot of the granite terrace and the river. Government and community uses included Government Springs on Main Street, the State Bath House and later the Community Center and Library near Foch and McAdoo, the Post Office at Main and Jones, and City Hall at Daniels and McAdoo.

*Existing Condition:* Existing land uses generally mirror those of the historic period. The most striking exception to this statement is in the southernmost part of the Palomas Addition. As stated earlier (See **Spatial Organization** above), the City of T or C began issuing permits for manufactured housing in the 1960s, at which time the formerly vacant properties between the Rio Grande and the historic district became dominated by RV parks and mobile homes, a pattern that persists today.

Commercial uses are clustered along Main and Broadway and the connecting streets between. Active bathhouses and motels are far fewer in number, but most of the original buildings remain, some of which are being restored and re-opened. Historic government and community uses continue, with the Community Center now serving as a Senior Center, the Library now serving as City administrative offices, and Government Springs now transformed into the Las Palomas Fountain. Ralph Edwards Park is in good condition, with numerous trees, paved paths, picnic areas, a fish pond, benches, a gazebo, a skate-park and other recreational areas. Rotary Park has been recently created from a swath of city-owned open space along the Rio Grande southwest from Foch Street and Riverside Drive to the wetlands. It is in fair condition, with newly planted trees, unpaved paths, picnic areas, benches and river access for fishing and other recreation. Veterans Memorial Park is Truth or Consequences' newest park located adjacent to the former Carrie Tingley Children's Hospital (now the NM State Veterans' Home) and featuring a replica of Washington D.C.'s Vietnam Memorial Wall.

*Evaluation:* Contributing

**Circulation** includes the spaces, features, and materials that constitute systems of movement. This section reports only the condition of streets and other pathways that will impact the downtown segment of the Healing Waters Trail.

## Main Street

*Historic Condition:* Along with Broadway, Main Street served as the original commercial center of Hot Springs. In the late 19th century, settlers developed the first mineral baths at the base of Water Tank Hill, during which time the Rio Grande still flowed along a meandering contour that would become Main Street, after a 1907 flood moved the river channel south. Early photographs of Main Street from the 1910s depict adobe and board and batten shop fronts with boardwalks and occasional portals lining each side of the earthen street. Although Main Street originally terminated near Foch Street, at the Vera Hotel, town officials decided in 1934 to extend it all the way around the northern edge of the downtown district. By this time, the original adobe and wood-frame shop fronts had been replaced with more modern concrete block and brick commercial buildings. In the 1930s, Main Street was also paved and concrete sidewalks added by a WPA work project.

*Existing Condition:* Today, Main Street through Truth or Consequences serves as the west-bound route of U.S. 85, having been restricted to one-way traffic in the early 1960s. The roadway is in good condition, as are the sidewalks. Painted crosswalks are fading, and additional signage or other improvements are needed to ensure that traffic stops for pedestrians.

*Evaluation:* Contributing.



Figure 4.9. Hot Springs Main Street, 1910s.



Figure 4.10. Main Street, c. 1910.



Figure 4.11. View of Hot Springs, 1928. At the time, Main Street terminated at the Vera Hotel, shown on the right.



Figure 4.12. Looking East on Main Street, 1950s.



Figure 4.13. View of Main Street, facing East, 2008.



## Broadway

*Historic Condition:* Broadway was the main thoroughfare through Hot Springs, and along with Main Street, contained the greatest concentration of shops and businesses in the historic town. It was originally named Petain Street, then briefly renamed Hobbs, and finally Broadway in 1935. State Road 1, the principal north-south route through the Rio Grande Valley, was realigned from 13 miles west to pass through Hot Springs along Petain. The road became U.S. 85 in 1926 as part of the federally designated highway system. In 1932, town leaders convinced New Mexico Governor Arthur Seligman to make improvements to the road, which was considered dangerous and difficult to maintain. Completely paved by the late 1930s, the newly graded surface thereafter permitted safer travel at higher speeds. Broadway was converted to one-way traffic in the late 1950s or early 1960s, subsequently serving as the east-bound route of U.S. 85.

*Existing Condition:* The current roadway is in good condition, along with the sidewalks. Within the last 10 years, sidewalk improvements in the form of bulb-outs and crosswalks were installed, and trees were planted along the street. However, painted crosswalks are fading and do little to ensure that traffic stops for pedestrians. Flooding is a major concern of business-owners along Broadway, and many shops are forced to use sandbags to keep stormwater out of their businesses during rain events.

*Evaluation:* Contributing.



Figure 4.14. Broadway, 1940s.



Figure 4.15. View of Broadway, facing East, 2008.



Figure 4.16. Shops along Broadway with sandbags to prevent flooding during rain events, 2008.

## Austin Street

*Historic Condition:* Running parallel to Petain (Broadway) one street south, Austin Street appears in a 1935 aerial photograph as a dirt track with little development. It wasn't until the late 1930s and 1940s that the street was improved, becoming a central location for bathhouses, motor-court apartments and tourist camps alongside residences. The road was paved and concrete sidewalks added in the 1930s and early 1940s through a WPA work project.

*Existing Condition:* Today, Austin Street is in fair condition, the wide road bed showing signs of wear and storm-water damage, similar to most of the streets in the district besides Main and Broadway. Its sidewalks are in fair to poor condition, having been sparsely maintained and repaired since they were originally constructed by the WPA (see **Sidewalks** below).

*Evaluation:* Contributing.



Figure 4.17. Austin Street, facing East, 2008.

## Pershing, Jones and Foch Streets



Figure 4.18. S. Foch Street, facing North, 2008.

*Historic Condition:* The oblique angles of Pershing, Jones and Foch Streets between Main Street and present-day Broadway reflect the spatial organization and circulation routes of the original townsite of Hot Springs. South of Broadway (formerly Petain), Pershing and Foch Streets align to the north-south grid of the Palomas Addition. Sidewalks along all of these streets were constructed between 1935 and 1941 by a WPA work project, which also resulted in the paving of many of the streets in Hot Springs at the time. Jones Street terminated at Petain, and its sidewalks bear a high concentration of WPA and FERA stamps from the time of their original construction (see **Small Scale Features** below).

*Existing Condition:* These streets are in fair condition today, showing the same wear and storm-water drainage problems that other streets in the district display. Sidewalks are in fair to poor condition, showing impressive durability in some locations and severe cracking and deterioration in others, due to wear, neglect, and a high thermal water table.

*Evaluation:* Contributing.



## Riverside Drive

*Historic Condition:* Riverside Drive was not constructed until at least the 1940s and never had sidewalks. Once the extent of the alluvial floodplain was opened for development, Riverside Drive paralleled the Rio Grande along much of the southeastern edge of the historic downtown.

*Existing Condition:* Today, Riverside Drive is in fair condition, also displaying signs of wear and storm-water drainage problems. The segment of Riverside that extends from the wetlands around the granite terrace of Carrie Tingley Mesa was constructed in the 1960s or '70s and remains unpaved. Speed is an issue of concern in many areas along Riverside, which has a number of blind curves that endanger motorists and pedestrians.

*Evaluation:* Contributing (portions constructed prior to 1950); Non-contributing (portions constructed after 1950).

### Other Secondary Streets



Figures 4.19 & 4.20. Paved and unpaved segments of Riverside Drive, adjacent to Rotary Park, 2008.

*Historic Condition:* McAdoo, Clancy, Post, and Van Patten serve as examples of other secondary streets in the historic downtown. Most streets were paved in the 1930s or 1940s through WPA projects. Sidewalks were only constructed where there was existing development, resulting in many secondary streets with missing sections of sidewalk.

*Existing Condition:* Most secondary streets in the downtown area exhibit wear and retain standing storm-water after rain events. Sidewalk conditions are variable, from fair to poor to absent (see **Sidewalks** below).



Figure 4.21. View of Clancy Street, facing South, 2008.

*General Evaluation:* Contributing.

### Sidewalks



*Historic Condition:* Concrete sidewalks were originally constructed in Hot Springs between 1935 and 1941 by the FERA (Federal Emergency Relief Administration) and WPA (Works Progress Administration) programs of President Roosevelt's New Deal. These sidewalks have been minimally altered since they were first constructed and still bear original FERA (1935) and WPA stamps (1938 to 1941).

*Existing Condition:* Sidewalks are in variable condition throughout the downtown area. In some instances, they are in good condition, showing little wear and tear or other damage, while in other places, they are in poor shape, having cracked, spalled or otherwise deteriorated due to normal wear and to the high mineral water table, which can leach into the concrete causing damage. Sidewalks in poor condition raise concerns of accessibility and pedestrian safety, as in many instances, pedestrians and those in wheelchairs are forced to use the roadbed because the sidewalks are too hazardous. Efforts should be made to improve the walkability and accessibility of sidewalks throughout the downtown, especially along the Healing Waters Trail route. Compatible materials are preferable for all sidewalk improvements, and historic sidewalk stamps should be preserved whenever possible.

*General Evaluation:* Contributing.



Figures 4.22, 4.23, & 4.24. Three views of current sidewalk conditions in Truth or Consequences, 2008.

**Buildings and Structures** are the three-dimensional constructs in the landscape, such as houses, barns, garages, stables, bridges and memorials. An extensive inventory of these features can be found accompanying the National Register documentation for the Hot Springs Bathhouse and Commercial Historic District. Here, only notable contributing properties along the Healing Waters Trail are examined in an effort to identify sites that are well suited for interpretation along the downtown segment of the trail. Buildings and structures presented here are organized according to building type.<sup>7</sup>

## HOTELS

The earliest inns at Palomas Hot Springs dated to the late 19th and early 20th centuries and offered visitors a canvas tent, a cot, and access to nearby hot mineral pools and mud baths. However, beginning in the 1910s, the hotels of the newly incorporated Village of Hot Springs were two-story wood-frame or adobe buildings with multiple lodging rooms and bathhouse services. Some hotels also offered apartments, or rooms with small kitchenettes for visitors planning to stay for extended periods of time. Health-seeking visitors in this early period traveled to Hot Springs via the railroad stop at nearby Engle and were transported to Hot Springs by jitney service.

### Vera Hotel (500 Main Street)

*Historic Condition:* In 1916 this two-story, wood-framed building with a wrap-around porches was floated downriver to the newly incorporated Village of Hot Springs from the Elephant Butte Dam site in to be operated as the Vera Hotel. Along with the James Hotel, which had also been moved from Elephant Butte, the Vera Hotel was one of the leading hotels in Hot Springs through the 1940s. The Vera Hotel was a landmark fixture in early panoramic photos of the village.



Figure 4.25. The Vera Hotel in 1917, just after the building was moved from Elephant Butte Dam.



Figure 4.26. The Vera Hotel in 1925, when it was one of Hot Springs' premier hotels.

*Existing Condition:* In 1982, the upper story of the building was removed and the remainder of the structure converted to offices. Today the extant portion of the building is operated as the Vista Professional Offices and no longer retains enough integrity to convey its historic significance.

*Evaluation:* Non-contributing

<sup>7</sup> Building type descriptions presented here draw heavily from the National Register nomination for the Hot Springs Bathhouse and Commercial Historic District (Kammer, 2004).

## O'dell Hotel and Apartments / Sierra Grande Lodge (501 McAdoo Street)

*Historic Condition:* The O'dell Hotel and Apartments were constructed in 1928-1929, approximately 100 yards west of the State Springs Bath House (now razed). The O'dell Plunge became well known in town and one of the first thermal baths offered by a downtown hotel, becoming popular with health-seeking visitors and local civic groups, who would schedule events at the baths.<sup>8</sup> The main hotel building was two stories high, with a flat roof, curvilinear parapet, and deep portal, exhibiting Southwest Vernacular stylistic elements. The apartments each included a small kitchenette, allowing visitors to take prolonged stays. The bathhouse was located in the southeast corner of the main building and offered massage treatments. The O'dell was renamed the Sierra Grande Lodge in 1950, and the building was extensively renovated in the 1990s.

*Existing Condition:* The Sierra Grande Lodge is in excellent condition, having recently undergone additional renovation and upgrades. It continues to function as an upscale hotel and spa.

*Evaluation:* Contributing



Figure 4.27 and 4.28. Two views of the Sierra Grande Lodge, 2008.

## TOURIST CABINS

One of the earliest forms of tourist apartments intended to accommodate the automobile-driving visitor to Hot Springs was the tourist cabin. Small, discrete buildings for each visitor were positioned in single rows or along the perimeter of the lot. Visitors could park their cars alongside their cabins or in single-car garages adjoining the cabins. Most tourist cabin complexes also included a larger residence for the owner or manager of the property. Fire insurance maps from the period of significance indicate that these were predominately constructed between 1930 and 1940 in Hot Springs.

<sup>8</sup> Kammer, 2004, p.16.

## Riverside Apartments (601 S. Pershing Street)

*Historic Condition:* The Riverside Apartments were constructed in 1935 and represent one of the earliest forms of auto-oriented lodging options in Hot Springs – the tourist cabin. Located on an irregular-shaped lot in the southeastern reach of the district at Van Patten and Pershing Streets, the complex includes a bungalow that was the manager’s residence and five small cabins with bungalow details. A linear building with four lodging units along the rear of the property formed a small auto court.

*Existing Condition:* Today, the Riverside Apartments are in fair condition and continue to function as rental apartments. The units are in need of maintenance and repairs but retain the integrity necessary to convey their significance as an example of early Hot Springs tourist cabins.

*Evaluation:* Contributing



Figure 4.29. View of the Riverside Apartments, 2008.

## TOURIST COURTS

The tourist court was a common form of lodging for the automobile-driving visitor in Hot Springs in the 1930s and 1940s. Tourist courts generally offered ten to fifteen units, sometimes including more than one building. Linear buildings containing several apartment units were arranged in I-, U-, or L-shaped configurations surrounding a courtyard. Typically, larger tourist courts exhibiting U- or L-shaped plans were located on two or more lots on the corners of blocks, while smaller apartments employing an I-plan perpendicular to the street were located mid-block. Early tourist courts of the 1920s and 1930s were constructed of adobe, while later apartments and motels more commonly utilized wood frame and concrete block. Sitting areas were often featured along portals lining the linear apartment buildings, and parking areas and small landscaped courtyards were located within the partially enclosed space between the buildings, which was frequently defined by a low-lying wall on the unenclosed side. Hot Springs tourist courts also commonly offered visitors bathhouse facilities located in a corner unit of the apartment building. These indoor bath facilities ranged from small, gravel-bottom pools to individual bath tubs in private rooms or in each apartment.



## Texas Home Court (313 Broadway)

*Historic Condition:* Constructed in 1925 and appearing on the 1930 Sanborn Fire Insurance Map, the former Texas Home Court is one of the oldest remaining buildings on Broadway. The complex consists of three adobe buildings comprising a broken U-plan surrounding a courtyard that formerly offered parking for lodgers. The former office and manager's residence is a discrete building fronting Broadway. Elements of Southwest Vernacular style can be seen in the buildings' flat roofs, stepped parapets, and portal lining the interior of the courtyard. One of the best examples of a 1920s-era tourist courts in New Mexico, the complex demonstrates how early tourist courts set near the sidewalk frontage were integral elements of the commercial streetscape, with similar scale and massing to neighboring commercial buildings.<sup>9</sup>

*Existing Condition:* Recently renovated and re-named the Firewater Lodge, the former Texas Home Court is in good condition. The manager's residence and office now house the Happy Belly Deli, a popular downtown eatery, and the courtyard is no longer used for parking, having been xeriscaped as a pedestrian court.

*Evaluation:* Contributing



Figures 4.30 and 4.31. Happy Belly Deli and Firewater Lodge (former Texas Home Court), 2008.

## Star Rooming House / Blackstone Apartments (410 Austin Street)

*Historic Condition:* The Star Rooming House was built in the late 1920s and was remodeled as the Blackstone Apartments in the 1940s. A small courtyard was formed by an L-shaped building and an I-shaped building with rows of apartments fronted with portals. The flat-roofed, Southwest Vernacular-style buildings were constructed of concrete block and stucco, and each apartment featured a thermal tub. Tubs for commercial soaking were available in the bathhouse unit at the southeast corner of the L-shaped building.

<sup>9</sup> Kammer, 2004, p.19.



Figure 4.32. Star Rooming House, c. 1930s.



Figure 4.33. Postcard of the Blackstone Apartments, c. 1940s.

*Existing Condition:* After a period of deterioration, the property has been recently restored and re-opened as an inn and bathhouse, called the Blackstone Hotsprings, and is in excellent condition. A few additions have been made to the original buildings during recent renovations, but these do not detract from the overall integrity of the property.



Figure 4.34. View of the newly renovated Blackstone Hotsprings, 2008.

*Evaluation:* Contributing (2 contributing buildings)

### Indian Springs Bathhouse and Apartments (210 Austin Street)

*Historic Condition:* The Indian Springs Bathhouse and Apartments were constructed in 1935, with tubs in all of the original rooming units and a separate bathhouse that was open to the public. The single linear row of apartments sat on the back (east) of the property facing Pershing Street, with two small bathhouses positioned on the opposite side of the lot, at the corner of Austin and Pershing Streets. An auto court occupied the space between. The Southwest Vernacular, I-shaped apartment building was



originally constructed of adobe, with a flat roof and a shed-roofed portal on the front. The southern bathhouse had pitched metal roof, while the northern bathhouse had a shed roof, sloping towards the north.



Figure 4.35. Original bathhouse at Indian Springs, c. 1930s.

*Existing Condition:* The Indian Springs Bathhouse and Apartments are in good condition today and still operated as apartments with a commercial bathhouse open to the public. The materials and site configuration are much the same today as they were historically, with the exception of a volcanic stone façade that has been added to the lower 2 to 3 feet of all the buildings.



Figure 4.36 and 4.37. Two views of Indian Springs Bathhouse and Apartments, 2008.

*Evaluation:* Contributing (4 contributing buildings)

### Marshall Hot Springs (311 Marr Street)

*Historic Condition:* Originally constructed in 1935 by Gene Anton, the Marshall Miracle Pools included a small residence, an L-shaped building surrounding a motor court, and a bathhouse. Later called the Marshall Hot Springs, an additional building was constructed at the southeast corner of the parcel, located at Pershing and Marr Streets. All of the buildings are one-story, with the exception of a two-story section on the west end of the L-shaped row of lodging rooms. The partially sunken bathhouse

utilized natural thermal water discharge and discarded its effluent directly into the open-air Hot Springs Ditch.

*Existing Condition:* Currently operated as La Paloma Hot Springs, the property is in good condition. The motor court is now closed to automobiles except for a small parking area on the west side, and a fountain has been installed near the entrance to the courtyard. The bathhouse and lodging rooms have recently been renovated.



Figure 4.38 and 4.39. Two views of La Paloma Hot Springs and Spa (formerly Marshall Hot Springs), 2008.

Evaluation: Contributing (4 contributing buildings)

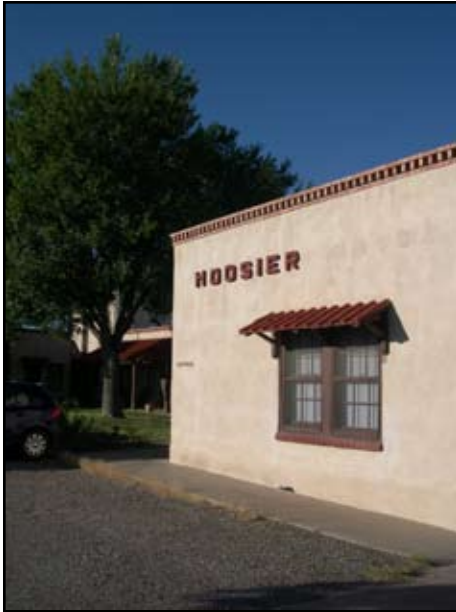
### Hoosier Apartments (517 Austin Street)

*Historic Condition:* Built in 1938 by Harold Benjamin Lotz, the Hoosier Apartments were one of the few bathhouse apartments in Hot Springs that incorporated elements of the Territorial Revival style. The original apartments consisted of an L-shaped building that housed an office and manager's residence in the front, facing Austin Street, and a row of apartments off the back. An additional row of apartments, with a small two-story section, was added along the back (southern) of the lot in the 1950s, forming a partial-U-shaped auto court. Portals with flat and shed roofs cover the entrances of most apartments, which were constructed out of concrete block. An artesian well dug in 1937 provided thermal water for several tiled baths located in two rooms in the southwest corner of the building.<sup>10</sup> One of these tubs was used exclusively by the Lotz family, as Mrs. Lotz had polio.

*Existing Condition:* The Hoosier Apartments are in good to fair condition, still rented as apartments.

*Evaluation:* Contributing

<sup>10</sup> Kammer, 2004, p.15-16.



Figures 4.40 and 4.41. Two views of the Hoosier Apartments, 2008.

### Charles Motel and Bathhouse (601 Broadway)

*Historic Condition:* Construction on the Charles Motel and Bathhouse began in 1938 and was completed in 1940. Local developer Charles Lockhart owned and operated the Charles for 35 years, during which time, the bathhouse offered amenities such as “massages, colonics, electric therapy, sauna and sitz baths and health slenderizing salons” in addition to a beauty shop and a sewing center for health-seekers on extended visits.<sup>11</sup> The one-story L-shaped building with a two-story section above the office and manager’s residence has stuccoed walls and a flat roof with a low parapet, and a tile-roofed portal lines the entrances to the lodging rooms along the auto court. The bathhouse has multiple tiled tubs and is located near the office, and the barbershop is located in a discrete building of similar style and materials facing Broadway on the south side of the parking area.

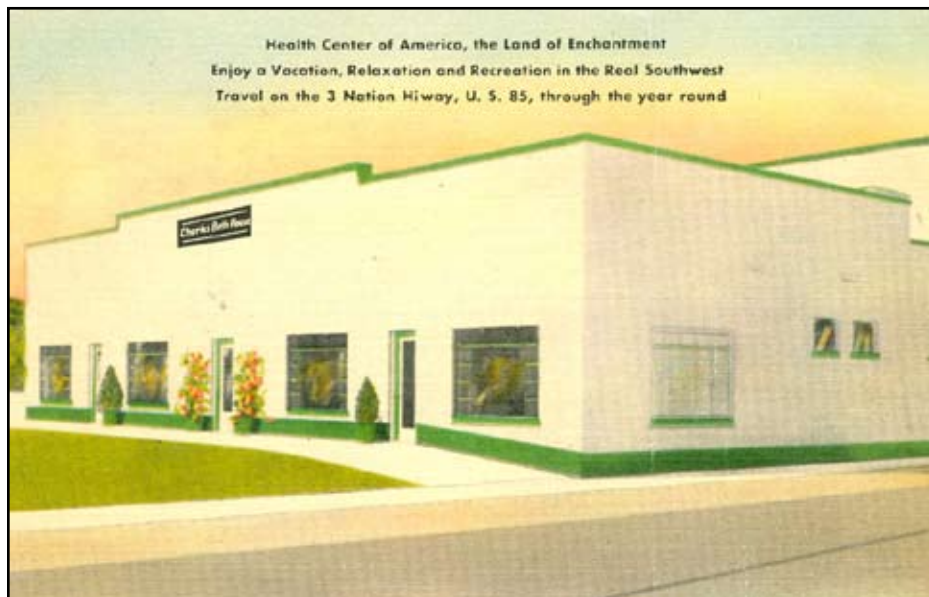


Figure 4.42. Historic postcard of the Charles Bath House, advertising Hot Springs as the “Health Center of America.”

<sup>11</sup> Kammer, 2004, p.17.



*Existing Condition:* Today, the Charles Motel and Spa remains as one Truth or Consequences' best preserved bathhouse motels. Owned and operated by Kathy Clark since 1995, the Charles is a well-known fixture among downtown businesses.

*Evaluation:* Contributing (2 contributing buildings)



Figure 4.43. Charles Motel and Spa, 2008.

## BATHHOUSES

Early bathhouses in Palomas Hot Springs consisted of adobe or wood-frame structures built over open mineral pools to provide shade for bathers. The later bathhouses of Hot Springs during the period of significance were constructed of concrete block and Portland cement. However, even these more durable materials required frequent upkeep to combat the corrosive effect of the high mineral content of the thermal waters. Commercial bathhouses generally offered baths in small, gravel-bottom or cement-plastered pools or individual concrete tubs in private rooms. Bath facilities often accompanied tourist court apartments and hotels or were stand-alone bathhouse enterprises. Services offered ranged from simple mineral baths to a full range of health service amenities, such as massage, colonics, sauna, and electric therapy.

### Hay Yo Kay Hot Springs (300 Austin Street)

*Historic Condition:* In 1945, the Hay Yo Kay Hot Springs was built as a small bathhouse in the Bungalow/Craftsman style with a gabled roof. Located at the corner of Austin and Pershing Streets, the main bathhouse was sunken below grade so that the bathing tubs could be filled with natural discharge from thermal springs. The water from these tubs drained directly into the Hot Springs Ditch, which was constructed in the 1910s and originated in the vicinity of the Hay Yo Kay and Indian Springs.

*Existing Condition:* The Hay Yo Kay is in good condition today and is still operated as a bathhouse. Two of the buildings on the site have been modified considerably and/or do not date to the period of significance, and the current owner has recently added a decorative adobe wall in the front of the property.

*Evaluation:* Contributing (1 contributing and 2 non-contributing buildings)



Figure 4.44. Hay Yo Kay Hot Springs, 2008.

## BUSINESS BLOCKS

The predominant building type within the commercial core of Hot Springs along Broadway and Main Street during the period of significance was the business block. These commercial buildings were generally one-story, although several buildings were two stories in height. Some housed both a commercial business and a residence, located behind or above the shopfront. Initially, adobe was the primary construction material; however, concrete block and hollow clay tile became more common during the 1920s and 1930s. Many business blocks were faced with cement stucco or brick, or to a lesser extent, cast stone or tile. The majority of commercial buildings had flat roofs lined with curvilinear or stepped parapets, often punctuated with corner pilasters, while a few employed brick coping in the Territorial Revival style. The facades of most business blocks in the commercial district were positioned flush with the sidewalk and feature large display windows with signage above and recessed entries. A notable exception to this pattern is the Magnolia Ellis building, which is set back from the street frontage and employs a roof-mounted sign.

### Spinning Wheel / Zaid's Café / Pilot's Club (322-324 Broadway)

*Historic Condition:* The commercial building at 322-324 Broadway was built in 1932 – one of the few two-story commercial buildings in the district and one of the last constructed with adobe brick during the period of significance. The first story was constructed with adobe brick, and the upper with wood-frame, both faced with cement stucco. The ground floor features two distinct shop fronts, each with recessed entries and large fixed commercial display windows beneath transoms.

One of the shop fronts on the ground floor was originally the home of Garnet Caldwell's ice cream parlor, the Spinning Wheel, where oral history tells us customers could spin a wheel to win a treat.<sup>12</sup> Soon after the building's construction, Zaid and Catherine Fandey purchased it, residing in an upper floor apartment and operating Zaid's Café until the 1950s. The Pilot's Club, a Hot Springs civic organization, was founded in the building, which later housed the town's first 10-cent store. Prior to the construction of the Hot Springs Library in 1950, the American Legion Auxiliary also operated the town's first library in the front of the dime store.<sup>13</sup>



Figure 4.45. Commercial building at 322-324 Broadway, 2008.

<sup>12</sup> Stump, Helen Watson Morgan. (n.d.). *My Memories of Hot Springs*. Oral history available at the Geronimo Springs Museum, Truth or Consequences, NM. p.5.

<sup>13</sup> Kammer, 2004, p.18.

*Existing Condition:* The building is currently in fair condition and is used as an art gallery and supply store. The glass door leading to the upstairs apartments still features Zaid Fandey's name.

*Evaluation:* Contributing

### **Residence and Office of Dr. H.B. Johnson (430 Broadway)**

*Historic Condition:* Built in 1940, this flat-roofed, brick building at the corner of Broadway and Daniels Street was the office and residence of Dr. H.B. Johnson for over 30 years, until 1975. After that time, various cafes occupied the space, and it was purchased by Stan and Anne Sokoide in 1980.

*Existing Condition:* Although it is currently for sale, the building is currently occupied by Xochi's Bookstore and has been painted in a bright terra cotta with several murals and painted signs.

*Evaluation:* Contributing



Figure 4.46. View of glass door featuring Zaid Fandey's name, 2008.



Figure 4.47. Xochi's Bookstore, 2008.

### **Magnolia Ellis Building (310 Broadway)**

*Historic Condition:* Constructed in 1945, the Magnolia Ellis Building is significant for its association with Magnolia Ellis, who achieved recognition in the Hot Springs community as a "magnetic healer." Ellis was born Magnolia Ellen Yoakum in Hill County, Texas, in 1893, where she taught school. She later took medical courses in Lubbock, Texas, before moving to Hot Springs, New Mexico, in 1937. She built the two-story residence and office on Broadway in the 1940s, and for more than two decades acquired a reputation for her ability to place her hands on patients and cure them. According to one long-time Hot Springs resident, "Magnolia was called a magnetic masseur and had many patients who believed she could perform miracles..."<sup>14</sup>

Although many believed in her miraculous healing gifts, Magnolia denied being a "faith healer"

<sup>14</sup> Stump, n.d., p.4.



and often referred patients to physicians if they needed medical attention. Ellis' waiting room could hold 75 patients, who would pick a number to see her. Ellis attended to clients in six booths, often seeing over a hundred patients in a day.<sup>15</sup> Oral history indicates that patients would arrive as early as 4 AM to get their number and then return to their motels or bathhouse to take a mineral bath while they waited.<sup>16</sup> A biographical account written by Ellis' daughter in 1957 tells of Magnolia's "miraculous" birth to a 54-year-old mother.<sup>17</sup> She weighed only 1 ¼ pounds at birth, and midwife Ellen Pickett placed her in a warming oven and fed her with an eyedropper.

The building was constructed by Frank Heldt as a two-story structure of concrete block with a brick façade on the lower story and stucco on the upper. There was a large balcony upstairs in the front (north) and on the east side. Three discreet commercial storefronts with large commercial windows lined the ground floor, and a roof-mounted neon sign stood atop the upper story. Ellis resided in the building until 1972, when she retired to Wilcox, Arizona, where she died in 1974.

*Existing Condition:* The Magnolia Ellis Building currently is in good condition and houses the Milagro Health Clinic on the first floor and apartments above.

*Evaluation:* Contributing



Figure 4.48. Magnolia Ellis building, 2008.

### **El Cortez Theater (415-417 Main Street)**

*Historic Condition:* El Cortez Theater at Main and Foch was built in 1935 and operated by Albert McCormick. A furnace explosion resulted in the extensive damage the building in 1942, after which time the theater was re-built and continued to function as a movie theater. The Mission Revival- style building was constructed of concrete block and brick, with cement stucco and tiled roof elements on the façade.

<sup>15</sup> Kammer, 2004, p.19.

<sup>16</sup> Fletcher and Rocco manuscript, ch.7, p.23.

<sup>17</sup> Martin, Mavis. (1957). *The Magnificent Magnolia*. Biography of Magnolia Ellis written by her daughter, available in the Truth or Consequences Library, Truth or Consequences, NM. Cited in Kammer, 2004, p.41.



Figure 4.49. El Cortez Theater after a major fire, 1942.



Figure 4.50. Main Street and El Cortez Theater after renovations, c. late 1940s or 1950s.

*Existing Condition:* Today, the El Cortez is in good condition and continues to operate as a movie theater, having been renovated in 2002. At some point since the 1950s, a shed-roofed wooden portal, wood siding, and wooden faux-shutters were added to the building's façade in attempt to give the building a "western" appearance. However, the 1940s sign and the majority of other architectural features from that era remain intact.

*Evaluation:* Contributing



Figure 4.51. El Cortez Theater, 2008.

### **Sprouse-Reitz Store (413 Main Street)**

*Historic Condition:* The Sprouse-Reitz Store was constructed in 1940 and operated as a general store by Eugene Brewer. The flat-roofed building had a brick façade, with large metal-framed display windows fronting Main Street and a glass double door with a glass-block transom above. A shallow, cantilevered portal with metal fascia lined the shop front. The style of the building can be termed Southwest Utilitarian.

*Existing Condition:* The store is currently in fair condition and operated as the Country Store Outlet. Alterations to the building include different signage, metal bars covering the display windows and doors, and the portal has been modified to have a slight pitch with wood fascia and sheet metal roof.

*Evaluation:* Contributing



Figure 4.52. El Cortez Theater and the Sprouse-Reitz Store, along a parade route, c. late 1940s or 1950s.



Figure 4.53. El Cortez Theater and the Country Store Outlet (former Sprouse-Reitz Store), 2008.

## GOVERNMENT / PUBLIC BUILDINGS

With few exceptions, most of the public buildings constructed during the period of significance in Hot Springs were built by the WPA in the 1930s. Constructed of adobe, concrete block, and even poured-in-place concrete, these buildings were designed to serve a variety of public functions, from a post office to a community recreation center. Architectural styles included Spanish-Pueblo Revival, Territorial Revival, and Starved Classicism.

### Hot Springs Community Center (301 S. Foch Street)

*Historic Condition:* In 1935, the Hot Springs Women's Club collaborated with the City Council to apply for WPA funding for the construction of a community building. Labor shortages due to two other WPA projects underway in Hot Springs at the time (Carrie Tingley Hospital and the Sierra County Courthouse) led to project delays, and three years later, in 1938, the project was completed. Perry Watson served as the project foreman, and crews made adobe bricks for the building at the job site.



Figure 4.54. WPA crew building the Hot Springs Community Center, 1938.





Figure 4.55. Hot Springs Community Center, c. 1940s.



Figure 4.56. Postcard of the Hot Springs Community Center, c. early 1950s.

Although the building originally housed the City Hall and Library, it was used as a recreation center beginning in the early 1950s. The building featured an auditorium with shuffle-board courts, reading rooms, and other gathering spaces which met the needs of the Women's Club and the community at large. The Community Center building is a good example of Spanish-Pueblo Revival style. Its walls were constructed with adobe bricks within a steel skeleton and faced with cement stucco. Exposed interior vigas can also be seen on the exterior of the building, extending from the parapets from the lower of several parapets which flank the flat stepped roof.



Figure 4.57 and 4.58. Exterior and interior views of the Truth or Consequences Senior Recreation Center (formerly the Hot Springs Community Center), 2008.



*Existing Condition:* Today, the community building houses the Truth or Consequences Senior Recreational Center. The building has been well maintained and preserved, with minor repairs needed to restore the front entry courtyard. The center is considered by many residents to be a cherished amenity, as it continues to provide a community gathering space downtown and enhance community character. In 2008, a sign was erected in front of the building, acknowledging the historic district's listing on the National Register of Historic Places.

*Evaluation:* Contributing

## U.S. Post Office (300 Main Street)

*Historic Condition:* Construction on the Hot Springs Post Office at Main Street and Jones was completed in 1939. The one-story building was a rare example from the period of poured-in-place concrete construction. The design of the building was a standard one used frequently by the WPA for post offices throughout the West. As an example of “Starved Classicism” due to the symmetrical proportions but reduced ornamentation, the building represents the dominant mode of government architecture in the 1930s.<sup>18</sup>

The building rests on a raised basement platform, which was constructed with extraordinary effort atop what had previously been an open hot spring. According to one long-time resident, “[Prior to the 1930s,] the only sidewalk ... in town was along the corner where the post office was built and an iron rail ran along the side to keep people from falling in a deep hole that was always standing with water.”<sup>19</sup> Photos of the construction of the post office depict this thermal spring and the WPA crew’s efforts to enclose it, which they may have perceived as a hazard.

Inside the historic Hot Springs Post Office, a mural by Boris Deutch (1892-1978) entitled “Indian Bear Dance” adorns the east wall of the lobby over the Postmaster’s door. Executed in oil on canvas and installed in June of 1940, this mural depicts a group of masked and costumed Native Americans performing a traditional dance. The mural was the winner of the Fine Arts section of the Federal Works Agency 48-state competition in the year it was installed.



Figure 4.59. Construction of the Hot Springs Post Office, 1938.



Figure 4.60. Hot Springs Post Office, c. 1940s.

*Existing Condition:* Today, the building continues to function as a post office, but with limited capacity as a new post office has been constructed in the north part of town on Date Street. The building is in good condition and was listed on the National Register along with several other New Mexico post offices, in 1990.

*Evaluation:* Contributing

<sup>18</sup> Kammer, David. (1990). *United States Post Offices in New Mexico, 1900 - 1941*. Multiple Property Listing, National Register of Historic Places.

<sup>19</sup> Stump, n.d., p.27.





Figure 4.61. Hot Springs Post Office, 2008.



Figure 4.62. Deutch mural inside the Hot Springs Post Office, 2008.



Figure 4.63. Original post office boxes, 2008.

### Hot Springs Library (401 McAdoo Street)

*Historic Condition:* The Hot Springs Library building was constructed in 1950 with WPA funds. The flat-roofed, Spanish-Pueblo Revival-style building was occupied by the Chamber of Commerce and the Public Library until 1960, when the library expanded into the entire building.

*Existing Condition:* Today, the City of T or C Administrative Services occupies the former library building, which also served a Police Station in the recent past. A small shed-roofed portal has recently been added to the building's southwest entrance, and the building is generally in good condition.

*Evaluation:* Contributing



Figure 4.64. Interior view of the Hot Springs Library, c. 1950s.



Figure 4.65. City of T or C Administrative Services Building (former Hot Springs Library), 2008.

## OTHER BUILDINGS

Other building types present in historic Hot Springs included single family residences, especially those found in the Palomas Addition south of Broadway; hospitals, such as the Virginia Ann Hospital, the first major medical facility in the community; and churches, such as the church at Austin and Daniels Streets, which included a thermal water baptismal.

### Church with thermal baptismal (500 Austin Street)

*Historic Condition:* Built in 1935 as the Church of Christ, this building featured a deep thermal water baptismal. Over the years since its original construction, it was used as a church for various denominations

*Existing Condition:* Today, the building is in good condition and has recently undergone renovations. It is currently in use as a residence & yoga studio, and a large courtyard wall has been added to the west side of the building.

*Evaluation:* Contributing



Figure 4.66. View of the former church at Austin and Daniels Streets, 2008.

### Virginia Ann Clinic / St. Ann's Hospital (474 Clancy Street)

*Historic Condition:* The Virginia Ann Clinic was built in 1938, with an addition completed a few years later for food service and storage. The front of the building facing Clancy Street is two-story, while the remaining sections are one-story. Built in the Spanish-Pueblo Revival style, the building features adobe brick walls with cement stucco, exposed vigas, wood canales and lintels, and a flat roof.

The Clinic was built by Dr. Fred Leslie during the period in which Hot Springs was attempting to strengthen its reputation as a health resort community and was the town's first major medical



Figures 4.67 and 4.68. Two views of the former Virginia Ann Clinic / St. Ann's Hospital building at Clancy and Austin Streets, 2008.

facility. In 1948, the Catholic Sisters of the Sorrowful Mother, a German order of nuns, arrived in Hot Springs to operate the clinic, which they renamed St. Ann's Hospital. In 1958, the Sisters moved to a new, larger facility on Ninth Street.

*Existing Condition:* Since 1958, when it ceased to be operated as a hospital, the Virginia Ann Clinic building has functioned as a clinic and commercial office space. It currently houses real estate and attorney's offices and is for lease. The building is in fair condition.

*Evaluation:* Contributing

**Constructed Water Features** are the built features and elements that utilize water for aesthetic or utilitarian functions.

### Thermal Wells and Sumps

*Historic Condition:* A 1939-1940 study of the Hot Springs Artesian Basin reported 28 drilled wells, 18 of which were presently in use at the time.<sup>20</sup> In addition to these wells, geologists noted numerous shallow sumps and open pools to access the thermal waters of the artesian basin for bathing and drinking. Discharge rates for these wells and sumps were shown to vary depending upon released Rio Grande stream flow from Elephant Butte Reservoir. At the time of the study, geologists determined that development of the thermal waters through the drilling of wells and digging of sumps would reduce the artesian pressure and lower the thermal water table to some extent, but that the number of wells in use at the time had no adverse effects. To avoid these adverse effects, they advised that "wells should be spaced as uniformly as possible" and records of water level and quality should be maintained.

*Existing Condition:* As stated above (see **Natural Systems and Features**), although the number of active bathhouses in the historic downtown is much reduced from its peak in the period of significance, those that are in operation continue to utilize sumps and wells to access the thermal waters. Local residents report an increasing number of residential wells being drilled in the basin – a cause of concern to spa-owners who fear that these additional wells may impact the level of the thermal water table and the quality of the waters. Recent droughts have also raised concerns about the water table, which is impacted by flow releases in the Rio Grande from Elephant Butte Lake. Additional information is needed to determine the existing conditions of the thermal water table and thermal water quality in the basin.

*Evaluation:* Contributing

### Hot Springs Ditch

*Historic Condition:* In 1916 Hot Springs village leaders made the decision to construct a drain running parallel with the Rio Grande through the grassy wetlands south of the hot springs.<sup>21</sup> This would facilitate drainage from the bathhouses and open up more land for development in the village. The open ditch was identified on a 1919 map as the Hot Springs Ditch and was described as "using the

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20 Theis, et al. (1942). "Thermal Waters of the Hot Springs Artesian Basin, Sierra County, New Mexico." Biennial Report of the NM State Engineer, 1938-1942, pp.421-492.

21 Kammer, 2004, p.27.



waters of the bathhouses, sewers and hot springs” for irrigation of lands southwest of the ditch.<sup>22</sup> Over time, this ditch was modified and moved as more land was drained and filled for development in the Palomas Addition south of Petain (present-day Broadway). In an aerial photograph from 1935, the ditch can be seen beginning in the vicinity of Pershing and Austin Streets and proceeding southwest, paralleling the river, meeting up with the natural drainage on the west side of the district, and then discharging into the Rio Grande at the base of the granite terrace known historically as Carrie Tingley Mesa.

*Existing Condition:* Drawing waters from the present-day Indian Springs, Hay Yo Kay, and Las Palomas bathhouses, a lone remaining open section of the Hot Springs Ditch can be seen at Pershing and Austin Streets. This section of the ditch catches natural discharge of thermal waters and proceeds southwest until it meets up with an extensive system of hot springs drains at Foch Street between Marr and Van Patten.<sup>23</sup> The drain then proceeds south beneath Foch, emerging again south of Riverside where it splits – one branch discharging into the Rio Grande and the other running parallel to the river along the northwest side of Rotary park to discharge into the adjacent wetlands. According to one local resident and spa owner who has been documenting the location of the thermal water drains in the district, several sections of underground drain in the district have collapsed, hindering use of the system by some bathhouses that were historically served by the system.

*Evaluation:* Contributing



Figure 4.69. View of the Hot Springs Ditch at Pershing and Austin Streets, 2008.



Figure 4.70. View of the Hot Springs Ditch at Pershing and Austin Streets, 2008.



Figures 4.71 and 4.72. Two views of the Hot Springs Ditch at Rotary Park, 2008.

22 Hiltcher 1919, cited in Kammer, 2004, p.6.

23 Kammer, 2004, p.6.

## Las Palomas Fountain

*Historic Condition:* The site of the current Las Palomas Fountain, just west of the Geronimo Springs Museum, was historically the location of Government Springs. The first account of a spring referred to as Government Springs dates to 1863, when soldiers from nearby Fort McRae reported digging a hole at the site and lining it with rocks for soaking.<sup>24</sup> Five years later, in 1868, Captain Pfeiffer of Fort McRae filed a report of a violent attack by Mescalero Apaches on a party traveling to visit the springs to treat rheumatism.<sup>25</sup> The report refers to the site of the springs as Palomas Hot Springs, after Las Palomas, the nearest settlement to the springs. In 1884, as one of its first official acts, the newly founded Sierra County Commission appropriated \$400 to erect a shelter over Government Springs.<sup>26</sup>

In 1919, the newly incorporated Village of Hot Springs was platted, and the sites of Government Springs and nearby State Springs were reserved for public use. Both of these springs underwent improvements in the 1920s – “the resulting structures both exhibiting broadly pitched roofs with exposed rafters,” suggestive of the bungalow style common at the time.<sup>27</sup> At some point after the period of significance, this 1920s structure was replaced with a structure with large semi-circular brick archways, similar to details on the present-day Geronimo Springs Museum. It was this later structure that was torn down in 2001 to build the Las Palomas Fountain.



Figure 4.73. Government Springs, c. 1930s.



Figure 4.74. Las Palomas Fountain, 2008.

*Existing Condition:* The Las Palomas Fountain, designed by New Mexico artist Shel Neymark, utilizes the thermal waters of former Government Springs in an aesthetic manner, flowing through a channel amongst colorful concrete and ceramic tile elements that reflect the region’s mountainous topography. The fountain wraps in a semi-circular fashion around a small courtyard paved with local sandstone and planted with native trees and other vegetation. The Las Palomas Fountain is in excellent condition and is a source of pride for the Geronimo Springs Museum, the Chamber of Commerce, and many local residents.

*Evaluation:* Non-contributing

24 Ashbaugh, 1992, p.14. Cited in Kammer, 2004, p.24.

25 Hubbell, 1868. Cited in Kammer, 2004, p.24.

26 Elkins, 1979, p.11. Cited in Kammer, 2004, p.25.

27 Kammer, 2004, p.31.



## Fish Pond at Ralph Edwards Park

*Historic Condition:* Although the land on which Ralph Edwards Park presently sits was reserved for a park in the original 1919 plat of Hot Springs, a formal park was not developed at the site until much later. In the 1940s and '50s, the land was used as the city ball park, during which time the Fish Pond was likely constructed.

*Existing Condition:* Today, the Fish Pond is in good condition. Mature willows and cottonwoods dot its banks, alongside well-used benches and sheltered picnic tables. There is a small fishing pier where residents can fish for species that are stocked in the pond by New Mexico Game and Fish. A pump from the nearby Rio Grande re-circulates water to oxygenate the pond.

*Evaluation:* Contributing



Figure 4.75. Fish pond at present-day Ralph Edwards Park, date unknown.



Figure 4.76. View from the pier at the Fish Pond at Ralph Edwards Park, 2008.

**Small Scale Features** are those elements that provide detail and diversity combined with function and aesthetics.

## FERA and WPA Sidewalk Stamps

*Historic Condition:* As stated above (see Circulation), the vast majority of the concrete sidewalks that line the streets of historic Hot Springs were originally constructed between 1935 and 1941 by the FERA (Federal Emergency Relief Administration) and WPA (Works Progress Administration) programs of President Roosevelt's New Deal. Local Hot Springs resident Perry Watson was the general foreman for the sidewalks and other WPA projects in Hot Springs at the time. The sidewalks in historic Hot Springs have been relatively untouched since they were first constructed and still bear numerous stamps



Figures 4.77 and 4.78. FERA and WPA sidewalk stamps.

recalling their origins. FERA stamps date to 1935, and WPA stamps range from 1938 through 1941.

*Existing Condition:* There are many instances of WPA and FERA sidewalk stamps downtown that are in good condition; however, there are also many that have been adversely impacted by wear, weathering, neglect and damage from mineral waters leaching up from the high water table. Efforts to preserve these stamps will be an important component of future sidewalk improvements, especially in relation to the Healing Waters Trail, which seeks to highlight the stamps as a significant phase of Hot Springs' history.

*Evaluation:* Contributing

### WPA-era Bridge over Hot Springs Ditch

*Historic Condition:* In 1939, a WPA project was responsible for constructing a concrete culvert bridging the Hot Springs Ditch at Austin and Pershing Streets. The culvert expanse was covered in a concrete sidewalk with a metal pipe railing, located in front of present-day Hay Yo Kay Hot Springs. The construction of this bridge and railing was likely a component of both the sidewalk construction and the water works expansion – both WPA projects that were taking place at the time.

*Existing Condition:* This bridge and railing still exists in good condition, having been relatively untouched since it was originally constructed. The railing has been recently painted but remains intact, and the 1939 WPA stamp remains, showing some cracking. This feature serves to highlight not only WPA history in the district, but also the only remaining open section of the Hot Springs Ditch, which begins near this location, collecting thermal water discharge from the Indian Springs, Hay Yo Kay, and Las Palomas Hot Springs bathhouses.

*Evaluation:* Contributing

### Bathhouse and Healing Arts Signs

*Historic Condition:* Throughout the history of Hot Springs, signs advertising bathhouses, lodging, and healing arts practices have been tangible features contributing to the character of the streetscape and the town as both a healing place and resort community.



Figure 4.79. WPA-constructed bridge over the Hot Springs Ditch, 2008.

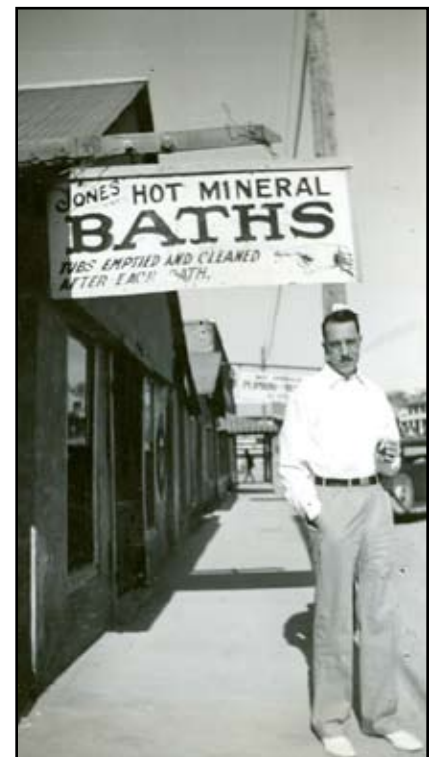


Figure 4.80. Bathhouse sign and proprietor, c. 1940s.



Figures 4.81 through 4.86. Current bathhouse and healing arts signage around historic Hot Springs, 2008.

*Existing Condition:* This tradition of advertising baths, spa services and lodging through signage at the street continues today. Some of the signs date to the historic period, and others are new but carry on this historic practice (see also **Cultural Traditions** below).

*Evaluation:* Potentially contributing. Although the signs have changed through the years, the tradition of bathhouse and healing arts advertisement signage is a practice that continues to contribute to the character and significance of this place.

**Views and Vistas** include features that create or allow a range of vision which can be natural or designed and controlled.

### **Turtleback Mountain & the Sierra Caballo**

*Historic Condition:* Since humans first began utilizing the thermal waters of the Hot Springs Artesian Basin, the view of Turtleback Mountain and the Sierra Caballo have always featured prominently on the landscape. The turtle-shaped rock formation on top of the northernmost of the Caballo Mountains



was used by Native Americans for centuries to denote the location of the hot springs nearby. Composed of volcanic formations that uplifted overlying sedimentary rock, the mountains were known to the Apaches as the Mescal Mountains due to the presence of the mescal plant, which could be harvested for food and made into an alcoholic drink. The Spanish arrived in the region in the 16th century and referred to the mountains as the Sierra Caballo, after the wild horses that roamed there. During the late 19th century, mining was a primary activity in the Caballos.

During the period of significance, Turtleback Mountain continued to hold importance for Hot Springs residents. According to one local resident, “I think the only thing that hasn’t changed is Ol’ Turtle Back, and I never heard the Caballo Mountains called Turtle Back until after World War II. But the turtle was always there! Once, you had to climb it to become a full-fledged citizen.”<sup>28</sup>



Figure 4.87. View of “Turtle Top” Mountain from Hot Springs, c. 1930s.

*Existing Condition:* Turtleback Mountain and the Sierra Caballo continue to stand as a dominant feature of the historic Hot Springs landscape in Truth or Consequences. Views of the mountains remain unobstructed between the many buildings that have populated the Hot Springs Artesian Basin, and from the banks of the Rio Grande, especially at Ralph Edwards and Rotary Parks, views of Turtleback are especially striking.

Evaluation: Contributing



Figure 4.88. View of Turtleback Mountain from Rotary Park, 2008.

<sup>28</sup> Smith, Annette Wilson. (2001). “The Early Days of Hot Springs New Mexico (As I Remember),” from *The Chaparral Guide*, Truth or Consequences, NM.



## Water Tank Hill

*Historic Condition:* The hogback ridge known as Water Tank Hill sits on the northern edge of the historic Hot Springs landscape. Composed of Magdalena limestone, this prominence on which a city water tank sits has been a significant feature in the development of Hot Springs. Thermal waters originally came to the surface at the base of this hill, and the first settlements at Palomas Hot Springs were located in its immediate vicinity.

*Existing Condition:* Water Tank Hill can be seen from almost anywhere within the Hot Springs historic landscape of downtown Truth or Consequences. Communications towers and power lines now sit on its crest and slopes, and the water tank remains.

*Evaluation:* Contributing



Figure 4.89. View of Water Tank Hill, behind the Geronimo Springs Museum, 2008.



Figure 4.90. View of Carrie Tingley Mesa from Rotary Park wetlands, 2008.

## Carrie Tingley Mesa

*Historic Condition:* The granite terrace on the west side of the downtown district was known historically as Carrie Tingley Mesa, after the Carrie Tingley Children's Hospital (now, the New Mexico Veterans Home) located on the mesa above. This terrace could be seen throughout the history of Hot Springs, forming the western topographic boundary of the historic downtown.

*Existing Condition:* This granite terrace continues to feature prominently in the viewsheds from the historic district and elsewhere in the Hot Springs landscape. A view of the terrace is particularly dominant at Rotary Park and the adjacent wetlands. The proposed route for the Healing Waters Trail will contour up and around this prominence, connecting the historic downtown with Veterans Memorial Park, also located on top.

*Evaluation:* Contributing

**Archaeological Sites** are those that contain surface and/or subsurface remnants related to historic or prehistoric land use.

### Mortar Holes and Grinding Surfaces at Ralph Edwards Park

*Historic Condition:* Prehistorically, Native Americans likely associated with the Mimbres branch of the Mogollon Culture wore deep depressions into the limestone outcroppings and boulders along the Rio Grande at present-day Ralph Edwards Park. Created by the pounding of stone pestles, these mortar holes and grinding surfaces were still present in the period of significance, attracting curious visitors and serving as a familiar landmark for local residents.



Figures 4.91 and 4.92. Picnicking by the Native American mortar holes at Ralph Edwards Park, c. 1950s.

*Existing Condition:* The mortar holes and grinding surfaces at Ralph Edwards Park are still regarded as an important landscape feature and heritage resource by residents and visitors alike. In recent years, a paved pathway has been constructed, taking visitors among the boulders and limestone outcroppings in which the features are located. They are in good condition but are at risk of vandalism, which can be seen on adjacent rocks and surfaces.

*Evaluation:* Contributing



Figures 4.93 and 4.94. Mortar holes and slabs at Ralph Edwards Park, 2008.

**Cultural Traditions** refer to those practices that influence land use, patterns of division, building forms, and the use of materials.

### Bathing in and Drinking from Mineral Springs

*Historic Condition:* Accessing the thermal mineral waters of the Hot Springs Artesian Basin was the single most important set of practices in the founding and development of historic Hot Springs. Bathing in the hot springs and thermal mud and drinking the mineral waters allowed people to benefit from the healing properties of the springs, which acquired a regional and then national reputation that became a major factor in the growth and development of the town as a health resort community in the first half of the 20th century. These practices led to the construction of bathhouses, inns, auto-court motels, clinics, and hospitals which gave a unique feel to the community of Hot Springs.

*Existing Condition:* The tradition of utilizing the geothermal resources in the Hot Springs Artesian Basin for their curative qualities continues today and constitutes a very significant component of the identity of present-day Truth or Consequences. These unique resources continue to attract visitors, draw new residents, and provide a source of income for many residents. Efforts to revitalize the downtown have relied heavily on the perpetuation and reinvigoration of mineral bathing traditions in the community, promoting the spas and bathhouses that are still in operation and encouraging the restoration of those that have fallen into disuse.

*Evaluation:* Contributing

Figure 4.95. "The Hot Mineral Water Drinking Spring," around 1900.



### Healing Arts

*Historic Condition:* Traditions associated with the healing arts have accompanied mineral bathing practices in Hot Springs since the period of significance. Health-seeking visitors and residents sought medical and therapeutic treatments in addition to soaking in and drinking the thermal waters of the bathhouses and clinics. As evidenced by U.S. Census records from the period of significance which listed many professions associated with the healing arts, such as doctor, "druggist," or masseuse, many doctors and healers practiced in Hot Springs in large part because of the thermal waters, whose healing properties attracted health-seekers from all over the country to visit or settle in the small resort town during the first half of the 20th century. In the late 1930s, Carrie Tingley Children's Hospital was founded in Hot Springs in order to utilize the thermal waters for hydrotherapy in treating infantile paralysis (polio) and other disorders. Healing arts professions and practices contributed to the unique

character of Hot Springs as both a resort town and healing arts community.

*Existing Condition:* Healing arts continue to contribute to the community character and significance of historic Hot Springs, as tourists and residents alike seek therapeutic treatments at spas, bathhouses and clinics in the historic district. Economically and culturally, these practices are crucial to the survival of the district in the future.

*Evaluation:* Contributing



# CHAPTER 5: ANALYSIS OF LANDSCAPE SIGNIFICANCE AND INTEGRITY

## Statement of Significance

The Hot Springs Bathhouse and Commercial District in Truth or Consequences was listed on the National Register of Historic Places in 2004. The historic district is significant under National Register Criterion A, “for its pattern of community development and for its role as a health resort in the Southwest,” and under Criterion C, for the demonstration by the buildings in the district “of how building practices evolved over a 35-year period in a health resort community.”<sup>1</sup>

As stated in the Site History above, the period of significance for the Hot Springs Bathhouse and Commercial Historic District, as defined in the National Register listing, is 1916 to 1950, during which time Hot Springs experienced major growth and development and gained regional and national recognition as a health resort community. This period of significance remains unchanged for the analysis of the historic vernacular landscape of Hot Springs, as the majority of extant features were either built, shaped, or utilized in manner significant to the development of the landscape during this period.

### *Area of Significance: Health Resorts in the Southwest*

In the centuries prior to the establishment of Hot Springs as a village, the reputation of the healing waters of the Hot Springs Artesian Basin grew among various groups of people who traveled through and settled in the area. Native Americans were the first to utilize the thermal waters for their curative qualities. From oral tradition, we learn that Victorio, Geronimo,

and other Apache leaders held these hot springs in high regard as a neutral zone and a place of healing and that various bands made pilgrimages to the site to use the thermal waters and mud for cauterizing wounds.<sup>2</sup>

The next people to actively use these geothermal resources were American soldiers, cowboys, miners and other settlers of the New Mexico Territory in the late 1800s. In the 1860s, soldiers from nearby Fort McRae traveled to the springs, which they named Government Springs, having dug a hole and lined it with rocks for soaking.<sup>3</sup> In 1868, one of the first written accounts of the medicinal use of the springs came from a report of an Apache attack on a party led by Captain Pfeiffer to visit the springs for their purported curative effects on rheumatism.<sup>4</sup> The first bathhouse at the springs was built in 1882 by cowboys from the nearby John Cross Cattle Co., when the springs were also known as Palomas Springs. The cowboys were said to have used the thermal pools for soaking, drinking and mud bathing, so as to acquire the full range of health benefits offered by the mineral waters.

With the arrival of the railroad and the creation of Sierra County by the New Mexico Territorial Government, use and development of the springs for their healing qualities gained new momentum. In 1884, the newly formed Sierra County Commission appropriated \$400 to construct a shelter over Government Springs, and photographs from this period show adobe, wood-frame and canvas tent structures in the area surrounding the springs – the first bathhouses, lodging, and residences to be constructed in the settlement known as Palomas Hot Springs. As the reputation of the springs grew, a jitney service eventually brought new waves of visitors from the railroad station at Engle, 14 miles away. However, the impetus for more extensive development of the settlement came with the U.S. Bureau of Reclamation’s plans to dam the Rio Grande at Elephant Butte.<sup>5</sup>

The Engle Dam (later Elephant Butte Dam) Project got underway in 1911, drawing approximately 4,000 people to settle at a site just below the dam.

2 Elkins, 1979, p.11. Cited in Kammer, 2004, p.23.

3 Ashbaugh, 1992, p.14. Cited in Kammer, 2004, p.24.

4 Hubbell, 1868. Cited in Kammer, 2004, p.24.

5 Kammer, 2004, p.25.

1 Kammer, David. (2004). “The Hot Springs Bathhouse and Commercial Historic District in Truth or Consequences.” National Register of Historic Places. p.22.

Dam workers and their families made frequent trips to Palomas Hot Springs, which offered a relaxing alternative to life at the dam site. Despite the fact that the land surrounding the hot springs lay within the bounds of a federal reclamation reservation, settlers continued to develop bathhouses, inns, saloons, stores, residences, and a school in the growing settlement, and in 1916, when the Elephant Butte Dam was completed, many dam workers and their families joined the other “squatters” in Palomas Hot Springs. Later that year, the settlement’s leaders succeeded in acquiring incorporation for the Village of Hot Springs, “Palomas” having been dropped when the village post office was established in 1914.

With its incorporation as a village and the influx of new settlers from Elephant Butte, a three-year process of determining land ownership was initiated, and development of Hot Springs took off. Efforts by local newspapers and the Commercial Club (Chamber of Commerce) to boost the town as a health resort drew health-seeking visitors and new residents from all over the country, representing the local manifestation of a “significant but often overlooked factor in the growth of the American West during the late 19th and early 20th centuries” — health seeking pilgrimages.<sup>6</sup> Westward expansion in the 19th century led many American settlers to encounter diseases for which the medical profession had few remedies, namely malaria, dysentery, and tuberculosis, among others.<sup>7</sup> To treat these illnesses, doctors began recommending travel as a means to regain health, and as a result, the European tradition of visiting hot springs for their disease-alleviating powers was brought first to the eastern seaboard of the United States and then to the American West.

In the late 19th century, the railroad made western hot springs communities in the Southwest more accessible, leading to an influx of “health-seekers.” Booster groups and doctors alike popularized the use of hot springs, high altitudes and arid climates to treat illness. Some doctors even proclaimed “that the air above 5,000 feet was germ-free, creating a ‘Zone of Immunity,’” drawing increasing numbers of health seekers to the region.<sup>8</sup>

6 Kammer, 2004, p.28.

7 Jones, Billy M. (1979). *Health Seekers in the Southwest, 1817 – 1900*. Norman, OK: University of Oklahoma Press. p.viii.

8 Kammer, 2004, p.29.



In New Mexico, the effects of this migration were striking, with as many as 60 percent of households having of one or more consumptive members in the majority of towns in the state, over 90 percent of whom were non-native.<sup>9</sup> More than half of the doctors in the state were also recent migrants who had moved to New Mexico to overcome consumption themselves. Beyond consumptives, who were often drawn to larger towns such as Albuquerque, Santa Fe, Las Vegas and Silver City where sanatoria were located, a broader group of health-seekers migrated to small, hot springs communities.

Even as new advances in medicine lessened the need for such pilgrimages in the 20th century, the appeal of Hot Springs, New Mexico, for its arid climate and healing waters was strong, fueling the drive to develop the village as a hot springs health resort. This attraction continued through the 1920s, ‘30s and ‘40s, when the population of Hot Springs more than doubled in each census. During this period the commercial core and bathhouse district expanded throughout the Hot Springs Artesian Basin due in large part to the town’s national reputation as the “Health Capital of the Southwest.”

9 Spidle, 1986, p.98. Cited in Kammer, 2004, p.29.

## *Area of Significance: Evolution of Building Practices in a Health Resort Community*

Although the built environment of Hot Springs, New Mexico, differed sharply from many of the hot springs health resorts that were founded in the West in the late 19th and early 20th centuries, it also reflected many of the trends in style and materials that were occurring elsewhere in the Southwest during the period of significance. Many health resorts in the West were developed by railroads hoping to fill their passenger cars with health-seeking travelers who would patronize the upscale hotels with lush landscapes and numerous amenities. However, Hot Springs “grew as an example of small-scale entrepreneurial efforts in which many of the bathhouse and apartment operators as well as downtown merchants were health-seekers themselves who had elected to remain in the community.”<sup>10</sup> The earliest bathhouses, inns, and mercantiles were modest in construction and scale — often built of adobe, wood-frame or simple canvas shelters.

The completion of Elephant Butte Dam brought a new surplus of wood-frame structures and materials, often floated downriver from the dam site to Hot Springs. Hotels such as the Vera and the James were established in two-story wood-frame buildings that had been moved from Elephant Butte. In other cases, wood from buildings at the dam site was used to build apartments and tourist cottages, many of which had hipped roofs, often with overhangs and exposed rafters, suggestive of the Bungalow style. The public baths at Government and State Springs, both renovated in the 1920s, reflected this style, which can be seen today in some of the oldest remaining tourist courts dating to the 1930s, such as the Riverside Apartments. Much of the modest residential housing constructed during the 1920s and ‘30s also mirrored Bungalow details such as porch brackets, exposed rafters and overhangs.<sup>11</sup>

During the 1930s and ‘40s, builders in Hot Springs began to incorporate more regional stylistic elements, suggestive of Spanish-Pueblo Revival style, as in the Hot Springs Community Center and Virginia Ann Hospital, Territorial Revival style,

as in the Carrie Tingley Hospital and the Hoosier Apartments, and Mission Revival style, as in the original El Cortez Theater. Builders’ “eclectic use of regionalism,” including elements such as decorative parapets, flat roofs, and portals, also combined to reflect a local expression of Southwest Vernacular style that could be seen in the Charles Hotel and Bathhouse or the O’dell Apartments.<sup>12</sup> This period also brought new construction materials, as builders began using less adobe and wood-frame and more concrete-block and, to a lesser extent, cast concrete and brick.

The National Register nomination for the Hot Springs Historic District states, “Today, the buildings composing the historic district offer representative examples of how local building practices evolved over the period of significance. From bungalow-inspired early auto courts to the influence of the Territorial Revival style on commercial buildings and apartments, collectively the contributing buildings are reminders of how the built environment of Hot Springs was development by local entrepreneurs.”<sup>13</sup>

## **Evaluation of Overall Landscape Integrity**

The integrity of a cultural landscape refers to the ability of the landscape as a whole to convey its historic significance, or in other words, the extent to which the landscape evokes a sense of its historic character relating to the period of significance. The National Register of Historic Places defines seven aspects of integrity — location, design, setting, materials, workmanship, feeling, and association. All seven aspects of integrity need not be present for the landscape to convey a sense of its past; however, retention of those aspects that most directly relate to the landscape’s significance under National Register criteria is essential. These aspects collectively help to communicate an understanding of the landscape’s historic character and cultural importance.

**Location** refers to the place where the cultural landscape was constructed or where the historic event occurred. The location of the Hot Springs historic vernacular landscape remains unchanged.

<sup>10</sup> Kammer, 2004, p.30.

<sup>11</sup> Kammer, 2004, p.30-31.

<sup>12</sup> Kammer, 2004, p.31.

<sup>13</sup> Kammer, 2004, p.32.



*Evaluation:* Retains location.

**Design** is the combination of elements that create the form, plan, space, structure and style of the landscape. Historically, downtown Hot Springs evolved over several decades and stages of incremental development, each of which is apparent in the spatial organization and form of the district. The oblique alignment of streets north of Broadway reflect the early development of the village, while the grid pattern of streets south of Broadway are indicative of the village's first platting and subsequent draining and filling of the wetlands in advance of the development of the Palomas Addition. The main commercial thoroughfares of Main Street and Broadway remain as such, although automobile traffic on each street has been changed to one-way. Commercial buildings remain interspersed with bathhouses and tourist court motels in the northern core of the district, and residences become more dominant south of Austin Street. New architectural styles and construction techniques have been introduced to the townscape; however, the historic styles common in the period of significance are still present and continue to convey a sense of history.

*Evaluation:* Retains design.

**Setting** is the physical environment of the cultural landscape, or how the site is situated and its relationship to surrounding features and spaces. The setting of historic Hot Springs within present-day Truth or Consequences retains a semblance of the landscape in which the original village was developed, despite decades of further growth and expansion of the town, especially to the North along Date Street and to the West along Broadway. The immediate setting of the historic core of downtown remains intact, with expansive views of Turtleback Mountain and the Sierra Caballos, native vegetation growing on the slopes of Water Tank Hill and Carrie Tingley Mesa, and the riparian corridor of the Rio Grande running along the southeastern boundary of the historic landscape.

*Evaluation:* Retains setting.

**Materials** are the physical elements that were combined or deposited during the particular historic period in a particular pattern or configuration to form the cultural landscape. This includes all types of construction materials, vegetation, and components of other landscape features. In downtown Hot Springs, several historic buildings and structures in the historic district have been razed or otherwise demolished;



however, numerous contributing buildings remain. The majority of these contributing buildings retain their original materials, although some historic buildings along Main and Broadway received wood facades and portals in the 1970s that conceal their original materials. The roads have certainly been repaved since they were originally graded and surfaced, but the original concrete sidewalks that were installed by WPA crews in the late 1930s and early 1940s are predominantly intact, with small sections that have been repaired and areas along Broadway and Main that have been replaced. Plantings around many of the tourist courts remain the same, although some have been replaced with native, drought-tolerant species. Native vegetation on the hillsides, along the riparian corridor, and in the wetlands is largely intact.

*Evaluation:* Retains materials.

**Workmanship** refers to the physical evidence of the crafts of a particular period in history or prehistory. As discussed in the Statement of Significance, many of the contributing buildings in the historic district retain sufficient integrity to convey the workmanship associated with architectural styles that were common in the Southwest during the period of significance. Although several commercial buildings along Main and Broadway received wood appliques during the 1970s, many others retain the integrity of their workmanship. Several of the historic bathhouses that continue to operate as such retain their original thermal tubs, which have been restored for continued use. WPA-era concrete sidewalks can be seen throughout the historic downtown, still bearing the stamps that indicate their construction dates in the late 1930s and early 1940s.

*Evaluation:* Retains workmanship.

**Feeling** is the cultural landscape's expression of the aesthetic or sense of the historic period of significance. Collectively, the bathhouses, auto court motels, residences, commercial corridors, and landscape features associated with the thermal resources of Hot Springs combine to transmit a feeling of the period in which Hot Springs came to be

known for its healing waters and therapeutic spas.

*Evaluation:* Retains feeling.

**Association** is the direct link between an important historic event or person and the cultural landscape. In the case of historic Hot Springs, no singular historic event or person was responsible for the development and promotion of the town as a health resort community. In general, the extant bathhouses and tourist courts help to convey the town's significance as a hot springs health resort community. However, the name change that occurred in 1950, although an interesting and unique story that influenced subsequent development and character of the town through the present, may be considered to have resulted in the slightly diminished association of the town with the hot springs and healing arts. This decades-old debate persists today as local residents continue to discuss the pros and cons of changing the town's name back to Hot Springs.

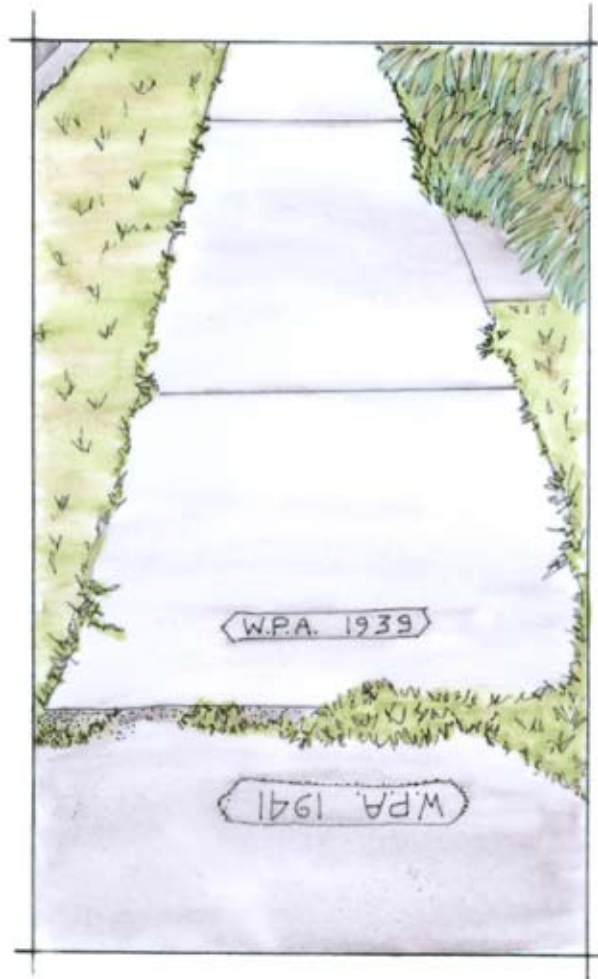
*Evaluation:* Somewhat diminished association.

**Evaluation of Overall Landscape Integrity:** Although the name change from Hot Springs to Truth or Consequences in 1950 contributed to somewhat diminished association between the town and the thermal springs, the cultural landscape of historic Hot Springs retains its integrity in the following categories – location, design, setting, materials, workmanship, and feeling. According to National Register guidelines, the Hot Springs historic vernacular landscape does retain overall integrity and does convey the historic significance of the hot springs resort community from its incorporation as a village in 1916 to the year it changed its name to Truth or Consequences in 1950.

*Evaluation:* Retains integrity.



### PART 3: CREATING A SPIRIT OF PLACE ALONG THE HEALING WATERS TRAIL



*"People invest places with social and cultural meaning, and urban landscape history can provide a framework for connecting those meanings into contemporary urban life."*

- Dolores Hayden, 1995, The Power of Place

*"The interaction of human beings with the past and the present, with buildings, spaces and one another produces an urban dynamism and creates a spirit of place."*

- Aylin Orbasli, 2000, Tourists in Historic Towns





## CHAPTER 6: DESIGNING THE HEALING WATERS TRAIL

This chapter outlines general design principles for the Healing Waters Trail as a whole and provides a set of design guidelines for the Downtown and Rotary Park / Wetlands segments of the trail. As a network of constructed public spaces, the Healing Waters Trail will be used by many different groups of people and imbued with multiple layers of social, historical, and cultural meaning. In designing the physical elements that will compose and define the spaces of the Healing Waters Trail, it is important to be mindful of the city's history and values, which add to the potential for the trail to provide a means of expressing and defining local identity and significance. The cultural landscape assessment presented in the preceding chapters provides an historical and cultural context for understanding these values — a well of place-based knowledge from which local meaning can be drawn and integrated into the design of the Healing Waters Trail.

### Trail Route

For planning purposes, the Healing Waters Trail Steering Committee divided the proposed trail route into four segments, or areas of planning focus:

- 1) Downtown Segment
- 2) Rotary Park / Wetlands Segment
- 3) Carrie Tingley Mesa Segment
- 4) South Broadway / Main Street Segment

The “Healing Waters Trail Proposed Route and Segments” map provides a visual representation of the trail route, as proposed, and where each of the segments begins and ends.

The proposed route for the Healing Waters Trail consists of a main trail loop and multiple trail “spurs.” The Healing Waters Trail Steering Committee designated a main trail loop on which to focus initial planning energy and funds, and trail “spurs” as secondary linkages within the Healing Waters Trail network. Trail spurs will provide trail users with numerous options for traversing the route and connect trail users with significant heritage sites and additional local businesses and destinations. This report recommends that in order to distinguish the main loop from the spurs, different markers, signage, and/or treatments should be used to designate each, especially along the downtown segment, where spur trails are more numerous than along other trail segments.



## Trail Users and Functions

A successful Healing Waters Trail will accommodate and attract a wide range of uses. The Healing Waters Trail will be utilized by both residents and visitors alike for a variety of purposes, including walking, jogging, bicycling, birdwatching, shopping, commuting, and a variety of educational and historical tours. The trail will enhance pedestrian connections between various destinations along its route and will provide heightened awareness of and increased access to downtown businesses, serving both basic needs of residents, such as commuting to work, walking to school, and daily shopping, and entertainment needs of visitors, such as retail shopping, dining at restaurants, and art gallery strolling. The trail will also attract heritage tourists and hot springs tourists in the historic district and for birdwatchers at the wetlands along the Rio Grande. Student groups will be able to utilize the trail to learn about local history and ecology, and local residents, downtown visitors, and veterans living at the former Carrie Tingley Hospital will be able to use the trail for fitness activities, such as walking, jogging, and biking. The pathways, shops, restaurants, and parks along the Healing Waters Trail will also provide settings for both informal social interaction and planned community events – two primary functions of public space that serve to strengthen community and reinforce sense of place (See the work of William Whyte on the social life of public spaces, of Karsten Harries on “festal places,” and of Ray Oldenburg on “third spaces”).



Figure 6.2. Local residents walking their dogs alongside the Rotary Park wetlands.

## Accessibility

To ensure that all people regardless of age or ability will be able to access and use the Healing Waters Trail, trail design should strive to comply with standards set by the Americans With Disabilities Act (ADA), passed by Congress in 1990.<sup>1</sup> The ADA prohibits federal, state and local governments from discriminating on the basis of disability and requires that services, programs and activities be accessible to all people. Although all segments of the Healing Waters Trail may not be fully accessible to people with disabilities, compliance with ADA standards should be met as often as is feasible along the trail route. The downtown and wetlands segments of the Healing Waters Trail are ideal places for these standards to be met, as the terrain along these segments is most accommodating to disabled trail users.

In order for a trail to be considered accessible according to ADA standards, the following criteria must be met:

### Accessibility Criteria

- Trail surface should be firm and stable. Hard surfaces, such as asphalt and concrete, are considered most accessible. Other stable or compacted surfaces are also acceptable, such as soil cement, stabilized soil, compacted crushed stone, or boardwalks with perpendicular or angled decking. Loose gravel and wood chips are not considered accessible.
- At a minimum, trails should be four feet wide.
- Trail gradient should not exceed five percent.
- Ramps, rather than stairs, should be provided for gradients exceeding 5 percent. Ramp grades should not exceed eight percent, should have a slip-resistant surface, and should have a level landing every thirty inches of vertical rise.
- Handrails should be placed at thirty-two inches high on all ramps and bridges.

<sup>1</sup> United States Department of Justice. (1994). “Excerpt from 28 CFR Part 36: ADA Standards for Accessible Design.” URL: <http://www.ada.gov/adastd94.pdf>. Website accessed September, 2008.

[insert Figure 6.1, HWT Proposed  
Route and Segments Map]

[insert Figure 6.1, HWT Proposed  
Route and Segments Map]



## Public Art – Principles, Resources and Opportunities

*“Public art is a part of our public history, part of our evolving culture, and part of our collective memory. It reflects and reveals our society and adds meaning to our cities. As artists respond to our times, they reflect their inner vision of the outside world, and they create a chronicle of our public experience.”*

- Penny Bach, 2001, New Land Marks

Public art will be a crucial component of the designed spaces that comprise the Healing Waters Trail. Art along the trail will serve to structure and unify the trail experience by providing a medium through which to express values and meanings embodied in the vision of the Healing Waters Trail. A few of the many functions that public art may serve along the trail are as follows:<sup>2</sup>

**Create or strengthen a sense of place.** Consistent themes and materials will add coherence to the trail experience and creating or enhancing a unique spirit of place.

**Build a sense of community and ownership of place.** Involvement of local artists, citizens, and students will contribute a feeling of personal attachment to place and will encourage other residents to get involved in supporting and maintaining the trail.

**Enhance and enrich the built and natural landscape.** Public art will help to designate sites of historic and natural heritage as places of importance and beauty, creating an additional draw for residents and visitors

**Preserve public history and collective memory of place.** Artistic interpretations of historical facts and themes, past events, and personal memories will become articles of public history and will convey a sense of time on the landscape.

**Communicate local values associated with healing arts traditions.** Public art expressing values of personal healing will convey the importance of these traditions to the development and identity of downtown Truth or Consequences.

**Reinforce a spirit of environmental conservation.** Along the Rotary Park / Wetlands trail segment, public art based on themes of environmental conservation and restoration will help educate the public about the necessity of such activities and reinforce these values among the local population.

**Provide a touchstone for personal reflection on national freedom.** Along the Veterans Hill trail segment, artistic expressions of the sacrifices veterans have made for our national freedom will aid in personal reflection and healing.

**Add interest to functional elements of trail design.** Functional design elements, such as benches, shade structures, trash cans, or bike racks, provide numerous opportunities for public art along the trail and throughout downtown T or C.

**Convey beauty and meaning as stand-alone installations.** Public art installations may also serve the sole purpose of conveying beauty and meaning and contributing to community character.

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<sup>2</sup> Functions of public art listed here were derived from community input in addition to several literary sources, including *New Land Marks* by Penny Bach (2001), *Spirit Poles and Flying Pigs*, by Erika Lee Doss (1995), and *New Creative Community* by Arlene Goldbard (2006).

The community of Truth or Consequences has a wealth of local artists and arts resources from which to draw to provide the Healing Waters Trail with public art, including the Sierra County Arts Council, the Truth or Consequences Public Art Advisory Board, the Gallery Association, and numerous artists living and working locally. In addition, the public school system and the local home school association are good resources from which to involve local youth in public art projects, such as bench or trash can design. In order to coordinate public art for the Healing Waters Trail, a central public art advisory board is needed. The Healing Waters Trail Public Art Board would be responsible for soliciting public art contributions from these various local sources, regulating public art content, and ensuring quality of public art associated with the trail.

One way of involving local artists in trail design is to hold competitions for art installations, trail furniture designs, and even the trail's logo. In November and December of 2008, the Healing Waters Trail Steering Committee held a trail logo design competition, in which several local artists submitted entries. The winning entry, created by a local spa owner, will become a symbol for the trail in marketing and signage. Trail design will benefit greatly from this kind of local artistic expression, which is strongly encouraged as planning and implementation of the Healing Waters Trail proceeds.



Figure 6.3. Winner of the Healing Waters Trail logo design competition, created by Jake Foerstner.

## Designing the Downtown Segment

*"The street is the river of life of the city, the place where we come together, the pathway to the center."*

- William Whyte, 1988, City: Rediscovering the Center

*"There is magic to great streets."*

- Allan Jacobs, 1995, Great Streets

The Downtown Segment of the Healing Waters Trail is comprised of a network of urban pathways. While these pathways functionally serve to connect trail users with downtown shops, galleries, restaurants, bathhouses, inns, and other amenities, they experientially serve to communicate a sense of orientation, level of comfort and safety, points of interest, and an idea of community character and identity. All of these aspects form the streetscapes of downtown Truth or Consequences and contribute to creating a sense of place along the Healing Waters Trail. Design for this urban trail segment must take into consideration both the practical means of getting from one point to another within the downtown commercial core as well as the characteristics of the streetscape that contribute to the trail user's experience of this place.

### *Walkability Assessment and Workshop*

With support from the City of Truth or Consequences and the National Park Service's Rivers, Trails and Conservation Assistance (RTCA) program, the Healing Waters Trail Steering Committee held a Walkability Assessment and Workshop in September of 2008. The goals of this workshop were to communicate to members of the interested public an introduction to the idea of walkability, to gain a baseline understanding of the current level of walkability downtown, and to invite participants to provide ideas for streetscape improvements that would enhance walkability in downtown T or C. The Steering Committee and the City of Truth or Consequences hired a consultant to lead the Walkability Workshop and produce a

report for use in designing the downtown segment of the Healing Waters Trail.<sup>3</sup> Approximately twenty community members, including several members of the Steering Committee, participated in the event. The workshop began at the Geronimo Springs Museum with an introduction and discussion surrounding the topic of walkability, followed by a 1-mile walk around downtown along portions of the proposed downtown segment of the Healing Waters Trail, and concluded back at the Museum with small group discussions of what issues and opportunities participants observed on the walk.

In the introductory session that took place at the beginning of the Walkability Workshop, the group of participants discussed what walkability means in downtown T or C, why walkability is important for the downtown area in general and for the Healing Waters Trail in particular, and what kinds of things can be done to enhance walkability. The results of these discussions are as follows:<sup>4</sup>

#### **What is Walkability?**

- Even surfaces / smooth streets
- Accessibility for disabled persons
- Good sidewalks
- Safe / calmed traffic
- Active / interactive streetscape
- Seating and shade!
- Aesthetically pleasing / attractive
- Free of dog waste (bag stations present)
- Clean (trashcans available)

#### **Why is Walkability Important?**

- Health / fitness of the community
- High cost of gas / transportation
- Walking for fun / recreation
- Good for businesses downtown
- Conducive to bicycling
- Security / "eyes on the street"
- Walking as a form of stress management
- Community / social interaction Safe routes to school (child obesity / health)

<sup>3</sup> Transnuevo Planning, LLC, was responsible for facilitating the Walkability Audit and preparing an audit report.

<sup>4</sup> Results of group discussions can be found in the "Healing Waters Trail Walkability Assessment Summary of Results" (Appendix C).

As the group of participants walked the 1-mile route around downtown, they noted positive and negative aspects and opportunities for improvement, focusing on safety, comfort, usability, and attractiveness, as well as potential trail issues such as opportunities for signage (directional and interpretive), trail marker options, and important historic and landscape features. The results of the small group discussions that followed the walkabout have been generalized here to pertain to the entire route and are presented in the table below.<sup>5</sup>

Negative Aspects	Positive Aspects	Opportunities
<ul style="list-style-type: none"> <li>Gaps in pavement</li> <li>Deteriorated pavement</li> <li>Broken curbs and sidewalks</li> <li>Uneven surfaces</li> <li>Obstacles such as power poles and signage</li> <li>Unsafe road crossings due to driver behavior and insufficient markings</li> <li>Debris in sidewalk</li> <li>Dog waste</li> <li>Threatening dogs</li> <li>Vacant properties</li> <li>Steep or absent sidewalk ramps</li> <li>Insufficient seating and shade</li> <li>Overgrown sidewalks</li> <li>Poor drainage in streets</li> <li>Illegible street signs</li> <li>Lack of landscaping</li> <li>Roads too wide</li> <li>Few trash cans</li> <li>Poor lighting at night</li> </ul>	<ul style="list-style-type: none"> <li>Hot springs spas, bathhouses, and inns</li> <li>WPA-era sidewalk stamps</li> <li>Active storefronts</li> <li>Benches (where present)</li> <li>Live music on the street</li> <li>Good sidewalks on Broadway and Main Street</li> <li>Historic buildings</li> <li>Renovated buildings</li> <li>Social interaction with people on the street</li> </ul>	<ul style="list-style-type: none"> <li>Improve crosswalk visibility</li> <li>Repair sidewalks</li> <li>Create additional seating</li> <li>Increase number of plantings &amp; trees</li> <li>Increase number of trash cans</li> <li>Improve drainage</li> <li>Improve signage</li> <li>Add maps and historic markers</li> <li>Add dog waste stations</li> </ul>



Figures 6.4-6.7. Local residents participate in the Walkability Assessment and Workshop, September 2008.

<sup>5</sup> For more detailed participant responses, see Appendix C, “Healing Waters Trail Walkability Assessment and Workshop Summary of Results,” at the end of this report.





**Design Goals and Recommendations: Downtown Segment**

The issues that emerged from the small group discussions have been utilized here to produce design goals and recommendations for the Healing Waters Trail through downtown T or C. These are meant as conceptual guides in implementing the downtown segment of the trail and in promoting the use of public art along the trail route and throughout the downtown district.

**Design Goal 1: Create awareness of the Healing Waters Trail and promote trail use.**

For the Healing Waters Trail to be successful, it must be visible and well promoted among residents and visitors downtown. Informational kiosks at key locations will be crucial in establishing a sense of orientation for the trail user. Consistent design elements marking the trail and designating both the main trail route and spurs will provide ease of use and add a sense of coherence to the trail experience.



Recommendations	Examples
Place an informational kiosk at the Geronimo Springs Museum and Visitor Center. Consider placing additional kiosks at the Truth or Consequences Senior Center (WPA-era Community Center), and/or Ralph Edwards Park. Take advantage of an empty shopfront along Broadway to display information about the Healing Waters Trail during both planning and implementation phases. Kiosks and storefront may include: a general description of the trail; an overall map of the trail; a larger scale map of the downtown segment, indicating points of interest; trail information, such as hand-held trail maps or brochures, walking tour booklets, and other pertinent information. Additionally, make trail information available at downtown businesses and within the Geronimo Springs Museum and Visitor Center.	 <p>Figure 6.8. Kiosk at the Shammish River Trail, Seattle, Photo by King County Parks.</p>
Designate the main route of the Healing Waters Trail with special sidewalk treatments. For instance, embed a “ribbon” of colored concrete or recycled glass terrazzo within the existing sidewalk, indicating the main trail route. This treatment would symbolically call to mind the thermal waters underground and provide a visual designator for the trail route. The concrete would provide a surfacing material that would be compatible with the existing and historic sidewalks, and using recycled glass aggregate would be aesthetically pleasing and embody values of conservation and resilience.	 <p>Figure 6.9. Sidewalk treatment at the Women’s Plaza of Honor, University of Arizona, Tucson. URL: <a href="http://womensplaza.arizona.edu/">http://womensplaza.arizona.edu/</a></p>



Recommendations	Examples
<p>Provide trail markers along both the main trail route and the “spurs.” For example, these could take the form of low concrete or wooden pedestals with the trail logo embedded or impressed on top; small, resin-encased trail logo signs placed on buildings, walls, or fences along the route; bronze trail logo emblems embedded into the sidewalk; or a trail logo sidewalk stamp (calling to mind the WPA stamps) that could be impressed into repaired sections of sidewalk.</p>	<div data-bbox="1101 174 1485 556" data-label="Image"> </div> <p>Figure 6.10. Bronze sidewalk marker, The Bay Trail, San Francisco, California. Photo by Jeff Tabaco.</p>

## Design Goal 2: Preserve character, create interest, and enhance aesthetic quality of the streetscape.




Efforts to revitalize downtown Truth or Consequences, to beautify downtown streetscapes, and to preserve community character have been central to the Healing Waters Trail planning process from its inception. The Healing Waters Trail can further these goals by striving to preserve historic character where possible, creating an educational experience for the trail user through interpretive programming, and by enhancing the diversity and beauty of downtown streetscapes through the use of public art.

Recommendations	Examples
Utilize the Secretary of the Interior’s Guidelines for the Treatment of Historic Properties as a guide in rehabilitating historic sidewalks downtown.	URL: <a href="http://www.nps.gov/history/hps/tps/standguide/">http://www.nps.gov/history/hps/tps/standguide/</a>
Retain historic “WPA” and “FERA” dated sidewalk stamps whenever possible.	 <p data-bbox="873 1058 1500 1184">Figure 6.11. San Diego preservation requirements call for this 1926 sidewalk stamp and historic scoring pattern to be retained during sidewalk repairs. Photo by So Cal Metro.</p>
Repair sidewalks with like materials, relying on local knowledge/memory of materials used historically, when possible.	
In order to maintain the historic pattern and feel of the sidewalks in the district, provide an alternate surfacing material, such as stabilized soil or crusher fines, along sections of the trail route where no sidewalks existed historically.	
Allow additions to sidewalks, such as trail marking elements, if materials are compatible and historic character is not compromised (i.e., historic significance is still communicated).	 <p data-bbox="873 1583 1500 1667">Figure 6.12. Interpretive panel, Fort Yamhill Trail, Valley Junction, Oregon. Photo by Oregon Parks and Recreation Department.</p>
Develop an interpretative plan for historic sites downtown, identifying themes and values to be communicated, sites to be highlighted, and media to be used (see Chapter 7). Using this plan as a guide for thematic content and signage design, develop a series of historic site markers and/or interpretive panels to be featured along the trail route.	

Recommendations	Examples
<p>Involve local artists and students in creating public art installations to enhance the aesthetic quality of downtown streetscapes. Encourage both stand alone installations and artistic designs of functional elements, such as benches, bike racks or trash cans.</p>	<div data-bbox="1198 163 1490 552" data-label="Image"> </div> <p>Figure 6.13. Mosaic trashcan by Ann Meersman, Tacoma, Washington.</p>
<p>Provide additional trash cans and create dog waste stations to encourage a clean streetscape.</p>	<div data-bbox="974 600 1490 982" data-label="Image"> </div> <p>Figure 6.14. Dog waste station. Photo by Buddy Stone.</p>

### Design Goal 3: Encourage and reinforce pedestrian activity downtown.

Pedestrian concerns must become a priority in creating a revitalized downtown and successful urban trail experience. The Healing Waters Trail will provide an added draw for residents and tourists alike, resulting in an increase in pedestrian traffic within an environment where vehicular needs currently dominate. Streetscape enhancements and improved wayfinding tools will serve to encourage the use of the Healing Waters Trail and promote walking and pedestrian-oriented activities downtown.


Recommendations	Examples
Maintain adequate sidewalk width to facilitate the flow of pedestrian traffic, especially along Broadway and Main Streets, where businesses are concentrated.	 <p>Figure 6.15. Active streetscape. Photo by Coalition for Smarter Growth.</p>
Encourage sidewalk seating at restaurants, street musicians, and vendors to enliven the streetscape with activity.	
Provide legible and consistent street signage throughout district to facilitate wayfinding and provide a sense of district coherence.	 <p>Figure 6.16. Street signage, Chicago. Photo by <a href="http://www.chicago-photo.com">www.chicago-photo.com</a>.</p>
Retain on-street parking throughout the downtown district. As long as such parking is available, there will likely be no need for additional parking to accommodate Healing Waters Trail users for the downtown segment.	 <p>Figure 6.17. View of Broadway, downtown Truth or Consequences, NM. Photo by Lisa Roach.</p>

Recommendations	Examples
<p>Plan community events to take place downtown. Parades, gallery walks, historic tours, art festivals, and the like will activate the streetscape and reinforce pedestrian uses of downtown spaces.</p>	<div data-bbox="980 178 1490 552" data-label="Image"> </div> <p>Figure 6.18. Truth or Consequences Fiesta Parade, 2009. URL: <a href="http://torcfiesta.com/">http://torcfiesta.com/</a>.</p>






## Design Goal 4: Ensure accessibility.

The downtown segment of the Healing Waters Trail has high potential to become the most accessible of all the trail segments. However, the current condition of sidewalks and pathways downtown does not encourage trail use by disabled residents and visitors. Cracked, deteriorating, and overgrown sidewalks are common downtown, especially along secondary streets. Debris, utility poles, and signage often act as obstacles to safe travel along sidewalks downtown, and steep curb cuts represent dangerous impediments that can force disabled pedestrians into the street.

Recommendations	Examples
Provide stable, even sidewalk surfaces.	 <p>Figure 6.19. Accessible sidewalk. Photo by the Iowa Local Technical Assistance Program.</p>
Ensure that sidewalks are at least 4 feet wide on Main Street and Broadway, and maintain historic sidewalk width on secondary streets.	
Ensure sidewalks are clear from debris, trash, and other obstacles.	 <p>Figure 6.20. Sidewalk free of obstacles. URL: <a href="http://www.walkinginfo.org">www.walkinginfo.org</a>.</p>
Avoid conflicts between pedestrians and utilities. Ensure that new utility lines are not placed within the pedestrian right-of-way, and where conflicts are present, move existing utility poles and boxes to allow freedom of pedestrian movement.	
Avoid conflicts between pedestrians and signage. Place vehicular signage at a height that exceeds 7 feet.	
Minimize curb cuts to reduce conflicts between pedestrians and automobiles, and enforce proper ramp gradient of less than 5 percent when curb cuts are present.	 <p>Figure 6.21. Installing proper curb cuts and ramp gradient. Photo by H.R. Gray, <a href="http://www.pwmag.com">www.pwmag.com</a>.</p>
Provide ramps of less than 5 percent gradient at all street corners.	



## Design Goal 5: Enhance pedestrian comfort.

To encourage trail use and downtown walking, provide relief for pedestrians in the form of streetscape amenities such as seating, shade, bike racks and proper lighting. The use of consistent materials and artistic elements is strongly encouraged, as these can add interest and provide coherence to the streetscape. The participation of local artists, students, and business owners in designing street furniture and the involvement of the City of Truth or Consequences in improving lighting conditions downtown will be vital to these efforts.

Recommendations	Examples
Provide street furniture and shade. Decorative or artistic benches and shade structures will provide welcome relief for trail users and downtown pedestrians in general and will enhance the character and aesthetic quality of the streetscape.	 <p>Figure 6.22. Decorative shade structures and benches, Confluence Park, Denver. URL: <a href="http://www.landscapeonline.com">www.landscapeonline.com</a>.</p>
Provide bike racks periodically. The presence of bike racks will encourage bicycle use downtown and along the trail route.	 <p>Figures 6.23 and 6.24. Bike racks on Broadway in T or C (left) and in Portland, Oregon (right).</p>
Replace existing “cobra lights” with pedestrian-scaled lighting. The presence of excessively tall lighting, especially along Broadway and Main Street, results in highly ineffective lighting situation for pedestrians at night. Lights that are lower to the ground (less than 20 feet high) and placed more often and at regular intervals will provide more adequate light for pedestrians, enhancing both comfort and safety. The City of Truth or Consequences is encouraged to develop a street lighting program for both the major traffic thoroughfares and the secondary streets to help achieve these goals.	 <p>Figure 6.25. Pedestrian-scale lighting, Woodinville, Washington. URL: <a href="http://www.mrsc.org">www.mrsc.org</a>.</p>




## Design Goal 6: Install street trees and plantings.

There are many benefits to street trees, including improved air quality, reduced storm water runoff, cooling shade, and enhanced property values and urban wildlife habitat. Efforts have been made in the past to provide street trees along Broadway in downtown T or C; however, poor maintenance of these trees has resulted in their decline. Proper species selection, placement and maintenance are vital components to enhancing the streetscape with trees and other plantings.

Recommendations	Examples
Provide additional street trees along Broadway, and consider adding street trees along Main Street.	 <p>Figure 6.26. Street trees and plantings. Photo by Omaha By Design, URL: <a href="http://www.omahabydesign.com">www.omahabydesign.com</a>.</p>
Begin a street tree maintenance program relying on volunteers, community organizations and students when possible. For example, create an “Adopt-a-Block” program in which local groups can volunteer to take responsibility for tree and planter maintenance for a specified city block downtown.	
Add small plantings where appropriate, using native and/or locally appropriate species in large pots or planters.	
Select native and/or low-water-use species that are well adapted to the local climate and soil conditions.	 <p>Figure 6.27. Desert Willow, <i>Chilopsis linearis</i>.</p>

## Design Goal 7: Improve crosswalk safety.

In recent years, sidewalk and crossing improvements in the form of bulb-outs and striping were made to Broadway and Main Street. However, crosswalk striping has worn away reducing the visibility of crosswalks along the major thoroughfares downtown. This condition, coupled with poor driver behavior, has resulted in unsafe street crossings in the district. Crosswalk improvements are needed to enhance pedestrian safety and comfort and to reduce conflicts between pedestrian and vehicular traffic.

Recommendations	Examples
Maintain bulb-outs along Broadway and Main Street.	<div></div> <p>Figure 6.28. Bulb-out on Broadway, Truth or Consequences, NM.</p>
Ensure that crosswalks on Broadway and Main Street are adequately visible to automobile traffic by minimally providing better maintenance of crosswalk striping, or by providing a surfacing and/or gradient change for crosswalks. Provide better crosswalk signage, utilizing blinking lights and/or signage in between traffic lanes.	<div></div> <p>Figure 6.29. Safe crosswalk, San Diego. Photo by Dan Gallagher, WalkSanDiego.</p>
Provide less formal crosswalks on secondary streets, minimally using signage to alert motorists of the presence of pedestrians and using crosswalk striping where the main route of the Healing Waters Trail crosses the road, such as at Pershing and Austin Streets.	
Improve storm water drainage throughout downtown in order to eliminate standing water in the street, which inhibits safe pedestrian crossing after storm events. Stormwater drains should be marked, “No dumping.”	<div></div> <p>Figure 6.30. Stormwater drain, Indianapolis. URL: <a href="http://www.indy.gov">www.indy.gov</a>.</p>



## Designing the Rotary Park / Wetlands Segment

*"... we must build civic spaces that are part and parcel of the landscape and our communities. We must make places that embody care for the land and that find essential meaning in the enclosure of a bay, the trickle of a stream, or the cut of a stone."*

- Mark Childs, 2004, Squares

The Rotary Park / Wetlands segment of the Healing Waters Trail is the shortest of the four trail segments, but comprises natural resources that are among the most significant along the entire route. Rotary Park was constructed as a result of the leadership of a local resident whose house adjoins the property. The current park, which is located on the east bank of the Rio Grande in a bend in the river south of downtown, encompasses only a small portion of the city-owned land at the site. The remainder of the property includes an oxbow-shaped wetlands area and a vacant bladed area on which the Bureau of Reclamation stores a pile of dirt and rock with which they annually construct a temporary dam across the river at the outlet of the wetlands. The dam serves to raise the water level upstream, helping to maintain the level of the thermal water table during the winter and spring months when little water is released from Elephant Butte Dam upstream. This allows downtown spas to maintain water pressure and continue to operate year-round.



Figure 6.31. Stairs currently provide park users with river access at Rotary Park.

The wetlands are fed by the historic Hot Springs Ditch system, creating a unique habitat for fish, birds, turtles, and other wildlife, which local residents and birders regularly enjoy watching. Local fishermen are also drawn to the outlet where the wetlands discharge into the Rio Grande. In recent years, the wetlands have become overgrown with cattail, and non-native salt cedar (tamarisk) has encroached from the riverbank, threatening the survival of native species.



Figure 6.32. The Bureau of Reclamation seasonally constructs a temporary dam across the Rio Grande at the mouth of the wetlands at Rotary Park.

The primary goal of the Healing Waters Trail Steering Committee is to expand Rotary Park to encompass both the wetlands and the bladed area along the river, restoring the wetlands and creating a community asset from a neglected resource. Design for the segment of trail that traverses this park and wetlands will include a conceptual plan for expanding and improving Rotary Park to achieve this larger goal. Conceptual design recommendations presented here aim to enhance park/trail users' experience of the wetlands at Rotary Park, creating a meaningful civic space that embodies values of environmental conservation and showcases features of the surrounding landscape.



In May of 2008, the Healing Waters Trail Steering Committee, in conjunction with the U.S. Fish and Wildlife Service, held a Wetlands Restoration Workshop in order to generate ideas for expanding Rotary Park and restoring the adjacent wetlands. The workshop was divided into two components – a discussion and tour of the wetlands, held at Rotary Park on a weekday evening, and a design workshop, held the following morning at the Truth or Consequences Civic Center. The workshop greatly benefited from the participation of ecologists from the nearby Bosque del Apache National Wildlife Refuge, who contributed expert knowledge of local wetlands ecology, migratory bird habitat, and restoration techniques. Participating local residents were able to take this expert information and come up with design ideas for restoring the wetlands and expanding Rotary Park. Participants were given large aerial photos of the park, on which they drew numerous design suggestions for park expansion and wetlands restoration.



Figures 6.33 & 6.34. Local residents regularly walk their dogs and fish at Rotary Park and the adjacent wetlands.





Figures 6.35 - 6.37. Community volunteers participate in the Healing Waters Trail Wetlands Restoration Workshop, May 2008. Group discussions, a tour of the park and wetlands, and a design workshop were all part of the event.

Design Goals and Recommendations: Rotary Park and Wetlands Segment

For planning purposes, the design ideas that emerged during the workshop were compiled into a preliminary conceptual design plan, which brings together the following goals for the design of the trail segment and park.

Design Goal 1: Expand Rotary Park to better conserve the hot springs wetlands.



The current extent of Rotary Park does not include the adjacent mineral springs wetlands, which are fed by the historic Hot Springs Ditch system that carries run-off from T or C’s hot springs bathhouses. Although the wetlands are a unique resource that provides a draw for local residents and visitors, they have suffered from neglect in recent years, resulting in overgrowth of cattail and invasion by non-native species. Recent attempts at tree plantings have had varied success and have not always utilized native, salt-tolerant species.

Recommendations	Examples
Extend the boundaries of Rotary Park to encompass the hot springs wetlands	 <p>Figures 6.38. The wetlands at Bosque del Apache serve as an example of wetlands conservation practices. Ecologists from the National Wildlife Refuge have offered their assistance in determining the best approach for Rotary Park.</p>
Expand the existing wetlands area out into current bladed area, creating terraces for diversity of plantings and habitat.	
Arrange with the Bureau of Reclamation to move the seasonal dam pile to the opposite side of the river for storage when not in use.	
Provide a mechanism, such as an auxiliary ditch gate and outlet, for drying out the wetlands for regular cleanings and maintenance.	
Thin the cattail population, plant additional black willow and other native species, and reduce presence of non-native species.	 <p>Figures 6.39. Black Willow is one species of tree that is well adapted to the climate and soil conditions at Rotary Park.</p>
For all park plantings, choose native species where possible, or minimally choose species that are well adapted to local climate and soil conditions.	

Recommendations	Examples
<p>Work with the City of Truth or Consequences to develop a program of regular wetlands monitoring and maintenance. Involve community organizations, volunteers and students in a wetlands stewardship program.</p>	<div data-bbox="998 172 1497 541" data-label="Image"> </div> <p data-bbox="873 562 1497 625">Figure 6.40. Local residents participate in a wetlands clean-up day, December 2008. Photo by Merry Jo Fahl.</p>

## **Design Goal 2: Improve access for and reduce conflicts between pedestrians and vehicles.**




To access the park and wetlands, visitors currently drive their vehicles into the bladed area between the wetlands and the river for parking. This dirt expanse is not only used for parking, but also dog walking, driving lessons, dirt biking, and other uses in which pedestrians and motor vehicles often have conflicting interests. Expansion of Rotary Park to include this area will prioritize conservation and pedestrian uses and will create a need for a formal parking area. Accessibility for all persons must be taken into account in this process.

Recommendations	Examples
Construct a parking lot on the city-owned parcel northwest of the wetlands, across Riverside Drive.	 <p>Figure 6.41. Gravel parking area at Mill Point Trailhead, Hamilton, Montana. URL: <a href="http://www.summitpost.org">www.summitpost.org</a>.</p>
Create a highly visible crosswalk from this new parking lot to the expanded Rotary Park to ensure pedestrian safety. A speed table or change in pavement, in addition to crosswalk striping, is recommended. Install signage with blinking lights alerting drivers from both directions to the presence of pedestrians.	
Restrict parking within the expanded Rotary Park to handicapped spaces only.	
Ensure that all pathways, boardwalks, bridges, and fishing piers within the park are handicapped accessible.	 <p>Figure 6.42. Accessible boardwalk, Vermont. URL: <a href="http://www.greatlakestrailbuilders.com">www.greatlakestrailbuilders.com</a></p>



### Design Goal 3: Enhance comfort for park visitors and trail users.




Currently, Rotary Park has four shaded picnic areas and several unshaded benches. As the park is expanded and the Healing Waters Trail extended through it, the comfort of park visitors and trail users must be enhanced to provide a relaxing and enjoyable experience. Trail and park design will respond to the need for benches, shade structures, and restrooms and should take advantage of opportunities for public art and the creation of a Healing Waters Trailhead for visitor orientation and wayfinding.

Recommendations	Examples
Provide shaded seating options at multiple locations around the wetlands and along the river for enjoyment of the natural landscape.	 <p>Figure 6.43. Shade pavilion with benches. URL: <a href="http://www.topend-products.com">www.topend-products.com</a></p>
Provide adequate shade structures for the warmer months. Consider creating a large shade pavilion in the expanded Rotary Park for picnicking and community events.	
Incorporate thematic public art into benches, shade structures, and play equipment.	 <p>Figure 6.44. Sculptural elements at Confluence Park, Denver. URL: <a href="http://www.landscapeonline.com">www.landscapeonline.com</a>.</p>
Provide restrooms in at least one location in the park. Consider composting toilets or another restroom design that will minimize both maintenance and impact	 <p>Figure 6.45. Composting restroom for trailheads. Manufactured by Clivus Multrum, Inc., URL: <a href="http://www.clivusmultrum.com">www.clivusmultrum.com</a>.</p>
Create a Healing Waters Trailhead, including an informational kiosk with maps and other trail information.	







#### **Design Goal 4: Create an educational experience for park visitors and trail users.**



The Healing Waters Trail aims to create not only a sense of place and recreational opportunities but also an educational experience for trail users. Once expanded and improved, Rotary Park will become a main attraction along the trail, where trail amenities and interpretive facilities will communicate themes of conservation, wetlands and riparian ecology, wildlife and birdwatching related to the geothermal water resources of the Hot Springs Artesian Basin.

Recommendations	Examples
Provide an accessible boardwalk across and extending out into the wetlands for an interpretive walk and enhanced wildlife and bird watching experiences.	 <p>Figure 6.46. Wetlands boardwalk, Adkins Arboretum, Maryland. URL: <a href="http://www.adkinsarboretum.org">www.adkinsarboretum.org</a></p>
Create a series of interpretive panels to be placed along the boardwalks and at key points along the pathways through the expanded park. Focus interpretation on themes of wetlands conservation, wildlife, birdwatching, plantlife, riparian ecology along the Rio Grande, and the geothermal resources of the Hot Springs Artesian Basin (see Chapter 7 for recommended panel locations and content).	 <p>Figure 6.47. Interpretive panel describes ecological themes at Pelican Island National Wildlife Refuge, U.S. Fish and Wildlife Service.</p>
Install works of public art in key locations around the park surrounding these themes (see Chapter 7 for recommended art locations).	 <p>Figure 6.48. “Big Bird” sculpture at Te Whau Garden, New Zealand. URL: <a href="http://www.tewhaugarden.co.nz">www.tewhaugarden.co.nz</a></p>

**Design Goal 5: Provide for multiple park and trail uses, creating a broadly appealing destination along the Healing Waters Trail.**



An expanded Rotary Park and restored wetlands will provide opportunities for enjoyment by multiple park visitors and trail users. Park and trail design should seek to accommodate as many uses as are appropriate and feasible for the space.

Recommendations	Examples
<p>Provide a bird blind for enhanced wildlife and bird watching.</p>	<p>Figure 6.49. Bird blind at Islandwood, Washington. URL: <a href="http://www.islandwood.org">www.islandwood.org</a></p> 
<p>Provide a large shade pavilion for picnicking and community events.</p>	 <p>Figure 6.50. Picnic pavilion at Anderson Water Park, Michigan. URL: <a href="http://www.saginaw-mi.com">www.saginaw-mi.com</a></p>
<p>Provide bike racks to encourage biking to and from the park. Consider prohibiting cycling within the park and restricting bicycle traffic to a path running along the outer edge of the park and wetlands, along Riverside Drive.</p>	 <p>Figure 6.51. Decorative bike rack. URL: <a href="http://www.cyclesafe.com">www.cyclesafe.com</a></p>
<p>Provide accessible fishing piers along the Rio Grande, especially near the wetlands outlet.</p>	 <p>Figure 6.52. Accessible fishing pier, Acadia Management Area, Rhode Island. URL: <a href="http://www.americantrails.org">www.americantrails.org</a></p>

Recommendations	Examples
<p>Create a boat ramp for non-motorized watercraft, and maintain limited vehicular access to this ramp.</p>	<p>Figure 6.53. Thompson Lake Boat Ramp, Idaho. URL: <a href="http://www.yosemite.epa.gov/r10">www.yosemite.epa.gov/r10</a></p> 
<p>Encourage the use of the park by school groups for educational purposes.</p> <p>Plan community events to take place at the park, possibly surrounding themes of bird-watching, wetlands ecology, wetlands/riparian zone clean-up and restoration.</p>	<p>Figure 6.54. Birdwatching event, Illinois. Photo by Beatriz Canas, URL: <a href="http://www.calumetstewardshipinitiative.org">www.calumetstewardshipinitiative.org</a></p> 


**Design Goal 6: Provide connectivity between the Downtown and the Carrie Tingley Mesa segments of the Healing Waters Trail, and connect to the Rio Grande Trail.**

Rotary Park and its associated wetlands will serve as a significant point of connectivity between the Downtown and the Veterans Hill segments of the Healing Waters Trail. In designing this segment, emphasis should be placed on ease of movement both around and through the park. Additionally, the Healing Waters Trail should provide connectivity with the Rio Grande Trail; efforts to collaborate with New Mexico State Parks on this matter are encouraged.

Recommendations	Examples
<p>Create multiple accessible pathways through the park. Pathways should be at least 4 feet wide with gradients that do not exceed 5 percent. Trails should be constructed of permeable but stable surfacing materials, such as stabilized soil or crusher fines. The use of woodchips and loose gravel for trail surfacing are not advised, as they do not provide a stable surface and can be easily washed away by storm events.</p>	<div>  <p>Figure 6.55. Accessible trail, Yellowstone National Park. URL: <a href="http://www.ncaonline.org">www.ncaonline.org</a>.</p> </div>
<p>Provide an accessible bridge over the wetlands outlet to ensure adequate connectivity with the Veterans Hill segment of the Healing Waters Trail. Bridge gradient should not exceed 5 percent.</p>	<div>  <p>Figure 6.56. Accessible footbridge constructed of recycled railroad track as stringers and local lumber. URL: <a href="http://www.timberandstonellc.com">www.timberandstonellc.com</a>.</p> </div>

**Design Goal 7: Promote park cleanliness.**

Trash and dog waste are common problems currently at Rotary Park and the adjacent wetlands. Absence of trash receptacles and dog waste stations exacerbates this issue.

Recommendations	Examples
Provide numerous trash cans and dog waste stations throughout the park.	<div><div>Figure 6.57. Park trash can with tile art, San Diego. Photo by Justin Henry.</div><div></div></div>
Hold regular clean-up events at the park for community groups or students to create a spirit of pride and ownership in maintaining cleanliness at the park.	<div><div>Figure 6.58. Students clean up Conkey Corner Park, Rochester, New York, in celebration of Earth Day. URL: <a href="http://www.geneseelandtrust.org">www.geneseelandtrust.org</a>.</div><div></div></div>





[insert Figure 6.59, HWT Rotary Park  
Wetlands Concept Plan]

[insert Figure 6.59, HWT Rotary Park  
Wetlands Concept Plan]

## CHAPTER 7: HERITAGE INTERPRETATION ALONG THE HEALING WATERS TRAIL

*"Places, memories, and stories are inextricably connected, and we cannot create a real community without these elements."*

- Robert Archibald, 1999, A Place to Remember

*"An environment that facilitates recalling and learning is a way of linking the living moment to a wide span of time."*

- Kevin Lynch, 2001, What Time is this Place?

The Hot Springs Cultural Landscape Assessment presented in Part 2 of this report demonstrates how the interaction over time between the natural geothermal resources of the Hot Springs Artesian Basin and the people who settled here created the unique character and built environment of present-day downtown Truth or Consequences. The significance of this relationship provides impetus for preserving the historic character of the cultural landscape and for showcasing its character-defining features. Preservation of the historic built environment and conservation of the natural geothermal resources are mutually dependent within the Hot Springs cultural landscape, and both are necessary to achieve the goals and vision of the Healing Waters Trail and to support economic revitalization in downtown Truth or Consequences.

Heritage interpretation along the Healing Waters Trail should give expression to this connection between the natural and built forms that give Truth or Consequences its distinctive sense of place. An interpretive plan is needed to guide heritage interpretation efforts as the Healing Waters Trail is implemented and to ensure that a diversity of stories and values are represented. The plan presented here defines interpretive strategies and intended trail user

experiences, identifies thematic zones and specific sites for interpretation, articulates interpretive themes and content, and makes general recommendations for the design of interpretive signage and other amenities. The plan provides a general structure for heritage interpretation along the Healing Waters Trail, asserting goals and guidelines that may be used in the detailed design of the various interpretive elements.

### Interpretive Goals

Heritage interpretation along the Healing Waters Trail will help achieve the broad goal of contributing both to the success of the trail and to the economic renewal of downtown Truth or Consequences. A successful system of interpretive amenities will imbue the trail and the entire downtown area with special meaning and significance. Interpretative panels, exhibits, and public art will showcase and strengthen community character, adding to the unique experience of living in and visiting Truth or Consequences, encouraging trail use, and promoting economic and social activity downtown.

Interpretive goals defined here support these overall goals. Interpretation of the significant features within the historic Hot Springs landscape will create a spirit of place along the trail and will communicate messages, values and stories that are important to the character of present-day Truth or Consequences. Interpretation will build a knowledgeable constituency in supporting the vision of the Healing Waters Trail and will encourage a sense of stewardship of the historic core of the community and the landscape in which it is situated. To this end, heritage interpretation intends to inform, to provoke thought, and to inspire curiosity about this place. Interpretation can take the form of words and images, but it may also take a more subtle approach, utilizing symbols and artistic expressions without detailed explanation. The following goals are intended to help guide heritage interpretation along the Healing Waters Trail:

## **Interpretive Goal 1: Create and enhance a sense of place and time.**

A sense of place can emerge by forging connections between physical space, geographical setting, historical events and persons, and personal memories and stories. These connections elicit an emotional response that becomes associated with a place through the experience of discovering those aspects of a place that make it unique. In order to achieve the goal of creating and enhancing a sense of place along the Healing Waters Trail, heritage interpretation should:

- Describe what makes the place unique.
- Highlight notable features of the place.
- Communicate the significance of various sites, structures, and natural features.
- Relay stories that imbue the place with human experience and local meaning.



Figure 7.1. Sign indicating the boundaries of the Hot Springs Bathhouse and Commercial Historic District, erected in 2008. Photo by Claude Morelli.

## **Interpretive Goal 2: Promote a spirit of stewardship for the landscape's cultural and natural resources.**

By articulating the importance of heritage resources, including resources significant to both natural and cultural heritage, interpretation can promote a sense of ownership and pride among local residents and can impart an atmosphere of respect among visitors and tourists. An overall spirit of stewardship can be created, encouraging residents and visitors to treat heritage resources with care, thereby better assuring their ongoing protection.



Figure 7.2. Learning about history and the environment through heritage interpretation. Photo by James Carter, URL: [www.ahi.org.uk](http://www.ahi.org.uk).

## **Interpretive Goal 3: Inform, educate, provoke, and inspire.**

Heritage interpretation along the Healing Waters Trail will seek to inform and educate trail users of the various topics, ranging from Hot Springs history to wetlands ecology. Successful interpretation of heritage resources will also be thought provoking and may inspire members of its audience to think in new and different ways about the Hot Springs historic landscape and other places they may visit in the future.



## **Trail User Experiences**

Heritage interpretation will help achieve the overall vision of the Healing Waters Trail by taking trail users on self-guided learning experiences, which will convey the spirit and history of this place in implicit ways through trail symbols and artistic elements and in explicit ways through historic markers and interpretive panels. In the process of defining and crafting these experiences, the range of audiences must be considered, as well as comfort and orientation needs of trail users. Efforts should be made to reach out to as many trail user groups as possible and to anticipate their needs and desires.

Discussions concerning the future of the trail, held during the initial visioning workshop in January 2008 and during subsequent Steering Committee meetings, revolved around the kinds of broad meanings that were important to communicate through the trail experience. The following proposed trail user experiences emerged from these discussions:

### **Sense of Place**

Each activity or moment of discovery along the Healing Waters Trail will impart an experience of place, in which trail users will form a deeper understanding of local identity and community character.

### **Connection with Hot Springs History**

Trail users will be able to view sites significant to the history of Hot Springs and learn about interesting events, people, and stories from the city's varied past. Historic markers and interpretive panels will lead trail users through the city's development from a sacred healing place for the Apache to a hot springs resort community.

### **Active Enjoyment of the Natural Landscape**

Trail users can view the Rio Grande, the Hot Springs Ditch and wetlands, and all the species of bird, fish and other animal species that frequent the area. They may also identify plant species and learn about riparian restoration and wetlands ecology. These learning experiences may accompany activities such as walking, jogging, biking, or boating, allowing trail users the opportunity to explore the natural landscape while being physically active.

### **Local Artistic Expression**

Galleries, murals, and public art from the WPA era through the present will provide trail users with an experience of local artistic expression, which will enrich the urban landscape and the overall trail experience.

### **Spirit of Healing**

The Healing Waters Trail will allow trail users to experience a range of healing traditions associated with the community of Truth or Consequences – from the healing arts practices associated with the hot mineral baths, to the spirit of ecological healing through riparian and wetlands conservation efforts along the Rio Grande, to the atmosphere of national healing encouraged by visiting the replica of Washington DC's Vietnam Memorial Wall at Veterans Memorial Park.

## Interpretive Content

To provide a structure for heritage interpretation along the Healing Waters Trail, it is important to identify an overarching theme, or message, that the trail intends to convey to users. Within that theme, subthemes will organize the content of interpretive elements along the trail. Themes and subthemes are a way to provide coherence and clarity and provide an organizational scheme for the stories that interpretive elements will tell. In defining themes and subthemes, it is crucial to avoid becoming too broad, presenting the audience with too much information. Rather, themes should focus on the most important stories that convey the spirit of the place and the messages that are essential to providing meaningful experiences for trail users.

The Hot Springs Cultural Landscape Assessment (Part 2 of this report) is an excellent resource from which to draw interpretive content. The Interpretive Content Matrix (Figure 7.x) provided below acts as a structure for organizing themes and stories and identifying which topics are appropriate for various interpretive media, from indoor exhibits to interpretive panels, historic markers, and public art. The matrix is intended as a general guide in organizing interpretive content and a basic structure into which additional stories may be added.

[insert Figure 7.3, Healing Waters Trail  
Interpretive Content Matrix]

[insert Figure 7.3, Healing Waters Trail  
Interpretive Content Matrix]

## Interpretive and Wayfinding Signage: Design Guidelines

The design ideas presented here provide suggestions for interpretive and wayfinding signage. These are meant as general guidelines in establishing a coherent design scheme for signage along the Healing Waters Trail, not as final designs for any particular sign type. The guidelines provide suggestions for signage type and placement, in addition to color scheme, materials, size, graphic layout and other standards for the design of interpretive and wayfinding signage.

### Signage Types

Street Banners: Street banners or light-pole flags are recommended for placement along Main Street and Broadway. These elements provide an artistic representation of a theme important to the message of the Healing Waters Trail or downtown revitalization in general. They will add coherence and interest to the streetscape along main traffic thoroughfares that run through the heart of the historic district.

Wayfinding Kiosks: Wayfinding kiosks provide general information about the Healing Waters Trail, allowing trail users to become oriented with the trail routes and locations of amenities along the trail. Kiosks minimally provide a general description of the trail and an overall trail map, and may provide a closer look at the relevant trail segment and other pertinent trail information, such as hand-held trail maps or brochures, interpretive walking tour booklets, and business listings and locations.

Historic Building Plaques: Historic building plaques are recommended for notable historic structures for which a date of construction, former use, or some other interesting piece of information is known. The City of T or C should consider creating a program of marking historic buildings.

Interpretive Panels: Sites that are best-suited for interpretative panels include those where there is an extant structure, landscape feature, view or other illustrative element and for which there is sufficient archival information or oral history to facilitate a narrative about the Hot Springs history, or for which explanation would reveal an important lesson about the natural environment, or which readily demonstrate or embody values that compose the Healing Waters Trail vision.

Indoor Interpretive Exhibits: Interpretive exhibits can be designed around a general theme, interesting person, historic event, or narrative for which there is detailed archival information, historic photographs and/or artifacts, or other body of information that provide a concrete illustration for the audience.

Public Art: Public art relating to interpretive themes and subthemes are important ways to communicate messages in an artistic way with minimal explanation needed, while contributing to an overall sense of place and aesthetic quality.



## Recommended Materials

**Recycled Glass Terrazzo:**<sup>1</sup> Recycled glass terrazzo is recommended for creating base structures for panels and markers, as well as incorporating a “ribbon” of color within existing concrete sidewalks to visually designate the main trail route. Terrazzo may be fabricated using white, gray or colored concrete matrix with recycled glass aggregate. The use of this sustainable material would capture a spirit of conservation, and the use of blues and greens may call to mind water – an important trail symbol.

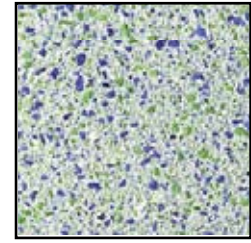


Figure 7.4. Recycled glass terrazzo.

**Phenolic Resin:**<sup>2</sup> Phenolic resin embedded graphic panels are recommended for use in interpretive panels and wayfinding kiosk displays. Digitally printed subsurface images are fused into a single panel under the effect of high temperature and pressure, resulting in a durable, UV-resistant, graffiti-resistant, and weather-resistant display. These panels can be securely mounted on a powder-coated steel plate. Resin may also be used to encase trail logos for trail markers, which can then be mounted to terrazzo bases or directly to sidewalks.



Figure 7.5. Resin-embedded graphic panel.

**Painted or Coated Steel:** The use of heavy-gauge, brown or black, painted steel is recommended for use in interpretive signs and wayfinding kiosks. Painted or powder-coated steel is a highly durable material that resists scratching and many harmful effects of exposure to the outdoors.



Figure 7.6. Painted steel sign post.

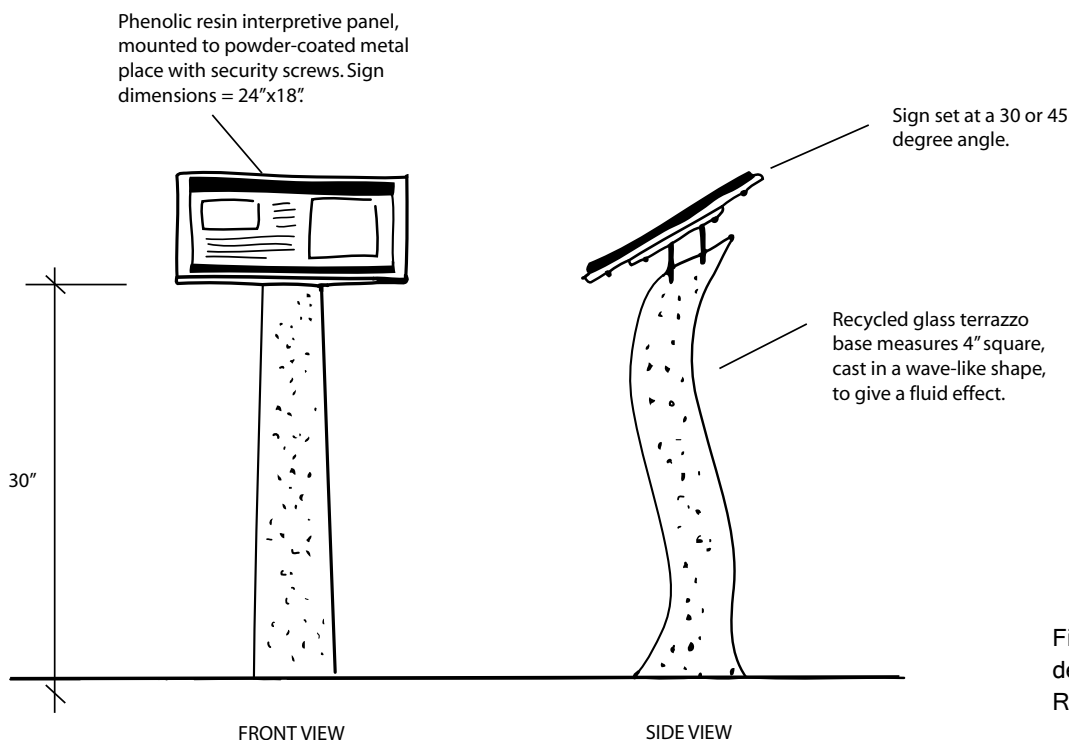


Figure 7.7. Interpretive panel design. Drawing by Lisa Roach.

1 Suppliers of recycled glass terrazzo include EnviroGLAS ([www.enviroglasproducts.com](http://www.enviroglasproducts.com)) and Wausau Tile ([www.wausautile.com](http://www.wausautile.com)).

2 For more information on phenolic resin embedded graphics and steel sign posts, visit URL: <http://nps.buntinggraphics.com/>

**Bronze:** The use of bronze plaques is recommended for trail markers and for marking historic structures or buildings. The trail logo may be rendered in 3-D relief, cast in bronze and set into terrazzo sidewalk markings or low-profile terrazzo bases to create trail markers. The same rendering process may be used for photographs and/or text to create plaques that could be mounted to buildings to provide a brief description of historically significant structures.



Figure 7.8. Bronze building plaques. URL: [www.modern-plaques.com](http://www.modern-plaques.com)

**Ceramics:** The use of ceramic tile is also recommended for trail markers and/or building plaques. The trail logo or graphic signifying a historic property may be painted or transfer printed on ceramic tile. These may be set into terrazzo trail marker bases, affixed to buildings, or embedded into concrete sidewalks.

### Graphic Panel Layout Guidelines <sup>3</sup>

Keep it simple, clean and legible. The best panels are most often the simplest, communicating one or two main messages. Aim for 200 words or less, utilizing a simple, attractive, uncluttered design.

Use photographs and illustrations sparingly. Restrict the use of visuals to one or two primary images or illustrations, choosing a third or fourth only if absolutely necessary for the story. In choosing visuals, avoid uncommon shapes and strive for clarity. Allow plenty of negative space for text, and avoid having text overlap the visuals.

Layer the message. Strive to communicate the primary message through the headline, the main photograph or illustration, and any sub-headings. The first few seconds of viewing a panel are crucial, during which time it is vital to provoke and stimulate interest. The main text can contain all necessary detail for those viewers who wish to read. Text should be written in clear, short sentences.

Utilize the following guidelines for minimum font size:

- Headlines: 72 to 96 point
- Sub-headings: 48 to 60 point
- Main Text: 36 point
- Secondary Text: 24 point
- Captions: 24 point
- Map Labels: 16 to 56 point

Use logos and symbols with discretion. Trail logos and other symbols can be useful identifiers but can distract from the interpretive message. Place trail logos in a color band at the top of the panel, next to the typeset name of the trail. Avoid using other logos and symbols, such as those identifying sponsors or collaborating groups, whenever possible, using typeset names instead.

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<sup>3</sup> Layout and accessibility guidelines provided here utilize National Park service standards outlined in the following publication: National Park Service. (1998). *Wayside Exhibit Guidelines: The ABCs of Planning, Design and Fabrication*. U.S. Department of the Interior, National Center for Recreation and Conservation.

## Accessibility Guidelines

For the visually-impaired audience: Use legible and readable typefaces. Select colors to reduce eye strain and glare and maximize readability under field conditions. Avoid white as a background color on panels.

For the hearing-impaired audience: Panels and displays will communicate visually with graphics and text.

For the mobility-impaired audience: Locate panels and displays at accessible locations, where possible. Install panels and displays at heights and angles that are easily viewed by most visitors, including those in wheelchairs. For angled interpretive panels, the recommended height is 30 to 34 inches from the bottom of the panel to the ground. For vertical kiosk displays, the distance from the bottom of the panel to the ground should be 24 to 28 inches. Include information about grade, length and time to complete each segment on wayfinding kiosk displays.

For the learning-impaired audience: Use easy-to-understand graphics and concise, specific texts. Avoid unfamiliar expressions, technical terms and jargon.

## Interpretive Site Plan

The site plan that follows indicates opportunities for interpretive elements, including indoor spaces for exhibits, street banners, wayfinding kiosks, sites for interpretive panels and historic building plaques, and recommended locations for public art. The symbols on the site plan represent what are identified here as the best-suited sites for such interpretive elements. Additional interpretive elements beyond those recommended here are encouraged.

## Interpretive Panel Series

Presented on the Interpretive Site Plan is a series of interpretive panels, which utilizes stories identified in the Interpretive Content Matrix and connects those with specific sites identified as well suited for interpretation. Sites for interpretive panels were chosen based on the following criteria: 1) the availability of historic photos, oral histories, and archival documentation that together convey a story identified in the Interpretive Content Matrix; and 2) the ability of the site to tangibly demonstrate aspects of that story.

## Interpretive Walking Tour Brochure

Provided here is a draft version of a “Healing Waters Trail Interpretive Walking Tour” brochure that would guide trail users through a series of interpretive panels which utilize themes outlined in the Interpretive Matrix and sites identified in the Interpretive Site Plan. This brochure includes a brief overview of Hot Springs history and interpretive themes, a map indicating the locations of numbered interpretive panels, and brief descriptions of each interpretive site.

Until such time as a series of interpretive panels is developed for the Healing Waters Trail, it is recommended that a similar brochure be created to guide trail users to historic buildings and sites along the trail. The same layout of the brochure provided here could be used, and symbols indicating “Points of Interest” could be indicated instead of interpretive panels. Information contained in Chapters 3 and 4 of this report will be extremely useful in creating such a brochure.

[insert Figure 7.9, Healing Waters Trail  
Interpretive Site Plan]

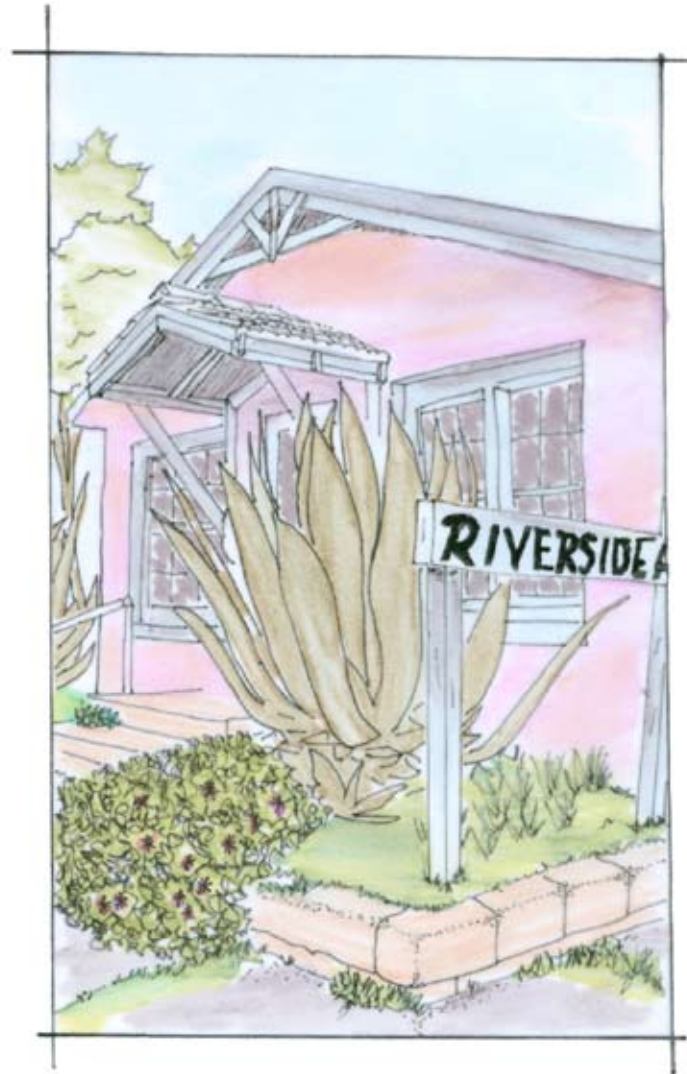
[insert Figure 7.9, Healing Waters Trail  
Interpretive Site Plan]



[insert Figure 7.10, Healing Waters Trail  
Interpretive Walking Tour Brochure]

[insert Figure 7.10, Healing Waters Trail  
Interpretive Walking Tour Brochure]

PART 4:  
CONCLUSIONS





## CHAPTER 8: CONCLUSIONS

### *Next Steps*

The intent of this report is to provide the Healing Waters Trail Steering Committee with a document that they will be able to use as they move forward with trail planning. This report offers a detailed overview of the history and character-defining features of the cultural landscape in which the trail will be situated and outlines trail design and interpretive goals that draw inspiration from that rich historical context. As the Steering Committee proceeds with the trail development plan and continues to seek funding for the trail's implementation, they will have opportunities to utilize ideas presented here and modify them to meet specific planning needs, making use of whatever aspects of the work they find helpful. At this stage, the Healing Waters Trail Steering Committee is

currently on track to complete the Healing Waters Trail Development Plan in the Summer of 2009 and present it to the Truth or Consequences City Commission for approval. They have begun applying for funds for various trail development components and are working out the details of trail implementation and future management and maintenance logistics.

As the process of trail planning and implementation continues, it will be important for the Healing Waters Trail Steering Committee to maintain the support they have garnered thus far from various stakeholders, particularly local residents and business owners and the various entities that will be involved with managing and maintaining the trail in the future. Continued public outreach in the form of community events and presentations about the trail by Steering Committee members to local organizations will be fundamental to ensuring ongoing public involvement and support. Also key will be the use of shop front space on Main Street and Broadway to display and disseminate information about the Healing Waters Trail and updates about trail implementation progress.

Continued collaboration with the City of Truth or Consequences, the Sierra Soil and Water Conservation District, Sierra County, and other "potentially affected interests" identified by the Steering Committee will also be a crucial component of future trail planning efforts. As outlined in the first chapter of this report, acceptance of the





Healing Waters Trail Development Plan by these various entities will be aided by highlighting areas of alignment between the goals of the Healing Waters Trail and various existing plans and regional strategies. Additionally, identification of specific changes to city policy that would better support the development of the Healing Waters Trail and the revitalization of the downtown historic district would bolster the efforts of the Steering Committee as they attempt to implement the trail.

In addition to funding requests for trail implementation, the Healing Waters Trail Steering Committee should seek to acquire designations that would better ensure the trail's development and ongoing maintenance and provide additional nuances of marketing and attraction for visitors. The City of Truth or Consequences has recently achieved designation as a New Mexico Main Street Community, providing resources and technical assistance to encourage economic development and heritage preservation in the historic downtown area. This designation could benefit the Healing Waters Trail, as a project that could help achieve many of the Main Street Program's objectives downtown. Another such designation may be acquired through the National Recreational Trail Program, which seeks to create a national network of trails that contribute to conservation and recreation in communities across the country. A National Recreation Trail designation would offer such benefits as promotion, technical assistance, networking, and access to funding opportunities.<sup>1</sup>

Planning assistance from the Rivers, Trails and Conservation Assistance Program of the National Park Service has been an important force in helping to build momentum for the Healing Waters Trail and steering local enthusiasm towards concrete planning targets. Once this assistance ends in December of 2009, the Healing Waters Trail Steering Committee will be in good shape to continue the work that has begun over the first two years of plan development.

### *Concluding Thoughts*

The Healing Waters Trail has the potential to become an important amenity in historic



downtown Truth or Consequences, New Mexico. It will showcase and enhance community character, educate residents and visitors about the town's unique past, and promote conservation of the town's natural resources and preservation of its historic buildings. It will provide opportunities for exercise, play and social interaction, and support other efforts to revitalize the historic commercial district. The varied nature of these trail objectives calls for an approach to trail planning that takes into account the inter-dependent nature of historic preservation, environmental conservation, and downtown revitalization in Truth or Consequences. Such an approach recognizes the ways that people have interacted with the environment of the Hot Springs Artesian Basin over time to create the unique community of present-day T or C. This cultural landscapes approach has been central to this report, drawing from the distinctive cultural and natural heritage of the landscape to formulate trail design and interpretive goals and strategies. As trail planning for the Healing Waters Trail continues, this approach may become a useful and interesting way to integrate diverse trail objectives into a single vision.

<sup>1</sup> URL: [www.americantrails.org/nationalrecreationtrails/](http://www.americantrails.org/nationalrecreationtrails/)





## APPENDICES







# APPENDIX A: RESOLUTION OF SUPPORT, CITY COMMISSION OF TRUTH OR CONSEQUENCES

The following resolution was drafted by the Healing Waters Trail and presented to the City Commission of Truth or Consequences in May 2008. The City Commission unanimously passed the resolution, pledging their support for Healing Waters Trail planning efforts.

## **RESOLUTION OF THE CITY COMMISSION OF TRUTH OR CONSEQUENCES, NEW MEXICO**

### **“The Healing Waters Trail”**

**Whereas**, the City of Truth or Consequences has unique natural, cultural, & recreational resources, which would be showcased, enhanced and connected by the Healing Waters Trail;

**Whereas**, the City of Truth or Consequences Comprehensive Plan, adopted by the City Commission in 2004, includes stated goals of preserving and promoting the Historic Hot Springs District; supporting public art, beautification efforts and streetscape improvements; and developing trails that support the region;

**Whereas**, the Sierra Soil and Water Conservation District collaborated with the City of Truth or Consequences to apply for and receive a Rivers, Trails and Conservation Assistance Grant from the National Park Service in support of developing a plan for the Healing Waters Trail;

**Whereas**, the Healing Waters Trail Steering Committee was formed in January of 2008 and represents diverse stakeholder interests;

**Whereas**, the Healing Waters Trail will include a loop through the Historic Hot Springs Bathhouse and Commercial District, which was listed on the National Register of Historic Places in 2004, highlighting the unique character of historic buildings established in proximity to the mineral waters, showcasing historic WPA murals and contemporary public art, and celebrating the artistic and cultural treasures of Truth or Consequences;

**Whereas**, the Healing Waters Trail will include restoration of the extant wetlands remaining in Truth or Consequences, revitalizing habitat for the annual wild bird migration and other wildlife, and providing a draw for increased numbers of bird watchers visiting Truth or Consequences;

**Whereas**, the Healing Waters Trail will provide a connection to the Veteran’s Memorial Park, helping trail users to reflect on freedom and to honor those who have served our country;

**Whereas**, the Healing Waters Trail will become a recreational amenity for local residents and visitors of all ages, enhancing opportunities for physical exercise and unstructured play in a healthful environment, and promoting Truth or Consequences as a health and wellness destination;

**THEREFORE BE IT RESOLVED THAT** the City Commission of Truth or Consequences, New Mexico hereby agrees to support the Healing Waters Steering Committee in their effort to develop a comprehensive trail plan for the Healing Waters Trail and to provide staff and other resources as available, including administration and coordination of project grants, meeting space, and civic outreach.



# APPENDIX B: ANNOTATED BIBLIOGRAPHY OF RELEVANT PLANNING AND DESIGN LITERATURE

## Local Planning Documents

City of Truth or Consequences. (2004). *Comprehensive Plan*. Website accessed in June 2008:  
[http://www.ci.truth-or-consequences.nm.us/city\\_comprehensive\\_plan.html](http://www.ci.truth-or-consequences.nm.us/city_comprehensive_plan.html)

*Annotation:* This Plan serves as a document to guide growth and development in Truth or Consequences for up to 20 years. Intended as a “living document,” the Plan aims to preserve and enhance the quality of life for Truth or Consequences residents by defining a set of goals and objectives related to land use, housing, economic development, infrastructure, transportation, and community character.

Geronimo Trail National Scenic Byway. (2008). *The Geronimo Trail National Scenic Byway Corridor Management Plan*. Truth or Consequences, NM.

*Annotation:* [insert]

Sierra County. (2008). *Rio Grande Corridor Natural Resource Enhancement and Economic Development Plan*. Truth or Consequences, NM: Sierra Soil and Water Conservation District.

*Annotation:* This plan aims to restore native vegetation and ecosystems, reduce risk of wildfire in urban interface areas, increase water quantity and quality in the Rio Grande, and recycle harvested invasive salt cedars along a 7-mile stretch of the Rio Grande corridor below Elephant Butte Dam, extending through the City of Truth or Consequences, to the Village of Williamsburg. The Rio Grande Corridor Task Force, led by the Sierra Soil and Water Conservation District, is charged with carrying out this three-year plan, which also promotes the implementation of public awareness programs, the sharing of resources and riparian restoration techniques among stakeholders, and the collaboration with private landowners and community organizations. The original idea for the Healing Waters Trail grew out of planning efforts surrounding this plan, with particular attention to Rotary Park and the associated mineral spring wetlands.

South Central Council of Governments. (2002). *Comprehensive Economic Development Strategy*.

*Annotation:* The CEDS for 2001-2002 identified six goals for the district encompassing Sierra County to encourage economic development. These goals include:

Goal 1: “Grow public support for economic development projects.”

Goal 2: “Increase the value of goods and services produced in the region, which are purchased with dollars from outside the region.”

Goal 5: “Increase the purchase of goods and services by tourists.”

Goal 6: “Decrease the flow of dollars which purchase goods and services outside the region.”

New Mexico State Parks Division. (2004). *Statewide Comprehensive Outdoor Recreation Plan, 2004 – 2009*. Santa Fe: New Mexico Energy Minerals and Natural Resources Department.

*Annotation:* This plan is the guiding document by which the State of New Mexico and the Department of the

Interior cooperatively meet the state's recreation needs. The Plan analyzes existing recreational opportunities in the state, compiles public input regarding desired improvements, and provides a list of current trails and wetlands, in an effort to identify the best ways to spend funds from the Land and Water Conservation Fund (LWCF). The managing entities for LCWF funds include the National Park Service and the New Mexico State Parks Division of the New Mexico Energy, Minerals and Natural Resources Department. One of the top priorities identified by the Plan is to "expand and develop new multi-use urban trails networks" statewide, and in Planning District VII, which includes Sierra County, the Plan indicates the importance of recreation-based tourism as one of the main economic activities in the region. The Healing Waters Trail easily fits into these directives.

### **History of Truth or Consequences**

Ashbaugh, Diana and Lee Ann Cox. (1992). *Cultural Heritage of Sierra County*. Truth or Consequences, New Mexico: Truth or Consequences Municipal School District, 1992.

Clark, Robert E., U.S. Surveyor. (1919). *Plat of the Townsite of Hot Springs, New Mexico*. Available in the Geronimo Springs Museum Special Collection, Truth or Consequences, New Mexico.

*Annotation:* Map showing land ownership in the newly incorporated Village of Hot Springs. This map was created during a time when land ownership in the village was disputed, due to its prior status as a federal reclamation reservation. Early settlers were essentially "squatters" on the land surrounding the hot springs, and once the village incorporated, they had to defend their rights to ownership. The map designates specific parcels of land on which settlers had "squatted" during the 1910s, thus acquiring ownership, and subdivided the remaining land into parcels available for purchase. Land was also set aside for schools, water works, and Government and State Springs. This early plat of the town reflects early settlement patterns, which were not dictated by a grid but rather by proximity to the springs.

Elkins, Carolyn. (Ed.) (1979). *Sierra County, New Mexico*. Truth or Consequences, NM: Sierra County Historical Society.

Hiltcher, Frederick. (1919). *Map of the Hot Springs Ditch*. Available in the Geronimo Springs Museum Collection, Truth or Consequences, NM.

*Annotation:* Historic map indicates the location of an open-air hot springs ditch, which carried the mineral springs run-off to the river. Map describes the ditch as "using the waters of the bathhouses, sewers, and hot springs" for irrigation of lands southwest of the ditch.

Jones, Billy M. (1979). *Health Seekers in the Southwest, 1817 – 1900*. Norman, OK: University of Oklahoma Press, 1979.

*Annotation:* This book chronicles an important (but often overlooked) factor in the growth of the American West during the 19th and early 20th centuries – health-seeking pilgrimages.

Kammer, David. (2004). "The Hot Springs Bathhouse and Commercial Historic District in Truth or

Consequences.” National Register of Historic Places.

*Annotation:* This National Register nomination is a well-researched history of and statement of historical significance of downtown Hot Springs, NM. The cultural landscapes survey of the district will make extensive use of this document and its bibliography in assessing the current conditions of the district and its many contributing properties and in identifying good sites for historic interpretation in a brochure/pamphlet form or on interpretive panels along the Healing Waters Trail route through the district.

Lozinsky, Richard P. (1985). *Geology and Late Cenozoic History of the Elephant Butte Area, Sierra County, New Mexico*. Socorro, NM: New Mexico Bureau of Mines and Mineral Resources.

*Annotation:* A description of the geological formations in the Elephant Butte area, including the Hot Springs fault, which is responsible for the geothermal features in the historic Hot Springs district of downtown Truth or Consequences, NM.

Lozinsky, Richard P., Richard W. Harrison and Stephen H. Lekson. (1995). *Elephant-Butte-eastern Black Range Region: Journeys from Desert Lakes to Mountain Ghost Towns*. Socorro, NM: New Mexico Bureau of Mines and Mineral Resources.

Lund, John W. and James C. Witcher (2002, December). “Truth or Consequences, New Mexico: A Spa City.” *GHC Bulletin*.

Martin, Mavis. (1957). *The Magnificent Magnolia*. Truth or Consequences, NM: Truth or Consequences Library.

Sanborn Map Company. *Hot Springs, Sierra County, New Mexico*. Fire insurance maps published in 1930, 1942, with an update in 1953.

*Annotation:* Historic maps of Hot Springs, NM, to be used in creating period maps for the historic district, which will show change through time and illustrate loss and retention of historic resources downtown.

Spidle, Jake W., Jr. (1986). *Doctors of Medicine in New Mexico: A History of Health and Medical Practice, 1886-1986*. Albuquerque: University of New Mexico Press.

*Annotation:* This book is a thorough history of modern medicine in New Mexico. It provides an extensive account of the importance of health-seeking tuberculosis patients in the growth of the state in the late 19th and early 20th centuries. During that period, New Mexico gained a “reputation for the salubrity of its climate, particularly for its beneficent effects on people with ‘weak lungs’” (p.90). Spidle presents several notable accounts of the healthy-promoting climate of the region by explorers of the Rocky Mountains and travelers on the Santa Fe Trail.

Theis, Charles V, George C. Taylor, Jr., and C. Richard Murray. (1942). “Thermal Waters of the Hot Springs Artesian Basin, Sierra County, New Mexico.” *Biennial Report of the NM State Engineer, 1938-1942*, pp.421-492.

*Annotation:* The purpose of this study, carried out by USGS geologists, was “to determine the amount of development that can take place at Hot Springs without adversely affecting either the temperature or supply of



thermal water” (p.421). [The study was likely conducted in response to the rapid development and well drilling in the 1920s and 1930s in downtown Hot Springs, NM, a focal point for the region’s geothermal activity.] This report yields interesting geological information about the geothermal resources in T or C.

Williams, Jerry L. (Ed.) (1986). *New Mexico in Maps*. Albuquerque: University of New Mexico Press.

*Annotation:* Several maps of the T or C region, with data indicating historic patterns of population growth, among other variables.

### Cultural Landscapes Studies

Alanen, Arnold R. and Robert Z. Melnick. (Eds.) (2000). *Preserving Cultural Landscapes in America*. Baltimore: Johns Hopkins University Press.

*Annotation:* The introduction to this edited volume points out that preserving cultural landscapes in the U.S. today is easier than it was in the 1980s, when the concept first took hold in historic preservation. In defining cultural landscapes, the authors state, “Cultural landscapes exist virtually everywhere that human activities have affected the land ...” (p.3). They discuss a continuum of cultural landscapes, from gardens designed by professionals to “ordinary, or vernacular, landscapes, which generally evolve unintentionally and represent multiple layers of time and cultural activity” (p.5). Vernacular landscapes, the authors state, are “fundamental to our very existence” (p.5). They go on to ask, “Which cultural landscapes and time periods should be preserved, and why and how should they be preserved?” (p.6), and outline the origins of cultural landscapes preservation, pointing out the differences between the NPS approach and the UNESCO approach to defining cultural landscapes. Chapter 5, by Alanen, concerns vernacular landscape preservation, and is probably the most relevant for the Healing Waters Trail study.

Birnbaum, Charles A. (1994). *Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes: Preservation Briefs 36*. Washington D.C.: U.S. Department of the Interior, National Park Service.

*Annotation:* This NPS preservation brief takes the reader through a step by step process of documenting cultural landscapes and preparing a cultural landscapes report (CLR), according to NPS definitions and protocols. They define cultural landscape as “a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person or exhibiting other cultural or aesthetic values.” One of the four types of cultural landscapes is “historic vernacular landscape,” which Birnbaum defines as “a landscape that evolved through use by people whose activities or occupancy shaped the landscape. Through social or cultural attitudes of an individual, family or a community, the landscape reflects the physical, biological, and cultural character of those everyday lives. Function plays a significant role in vernacular landscapes. They can be a single property such as a farm or a collection of properties such as a district of historic farms along a river valley.”

Buggey Susan. (1992). “Special Issue: Conserving Historic Landscapes.” *APT Bulletin*.  
Fredericksburg, VA: Association for Preservation Technology International, Volume XXIV.

CRM, Cultural Resources Management, Thematic Issues: *The Preservation of Cultural*

Hart, John Frazer. (1998). *The Rural Landscape*. Baltimore: Johns Hopkins University Press.

*Annotation:* This book concerns an approach to studying the landscape. The author defines three principle components of any landscape: 1) the landforms, 2) the vegetation, and 3) the structures people have added (p.2). He notes the importance of culture when reading the landscape, defining culture as “the beliefs, values, patterns of behavior, and technical competencies that are learned and socially transmitted by groups of people. The beliefs and values of different culture groups have molded and modified the landscape” (p.4). The structures people build are influenced by several factors, including the physical environment (resources available), technical competence (technologies and skills employed by people), date of construction (time period, styles), aesthetics (values), symbolism and meaning, perceptions, etc. Interpretation of the landscape varies with the approach used in studying the landscape (p.15-17). Chapter 8 deals with land division in America through different periods, noting how these practices shaped the landscapes we see today (p.132-163), and Chapter 13 deals with cultural landscape preservation in small towns (p.301-324).

Harvey, Robert R. (1990). “Fieldwork Techniques as an Aid in Reading the Cultural Landscape”  
*APT Bulletin*, Volume XXII, No.1/2.

*Annotation:* Harvey cites Clive Knowles’ definition of landscape as “the product of man’s manipulation of the physical environment” and as “an expression of his economic activities, his social relationships, his religious persuasions, and even his recreations,” also noting that “all of society’s attitudes and priorities are displayed in the landscape” (p.132). In this article, Harvey offers technical advice on how to read the landscape to recover this information from it. He states that reading the landscape “requires understanding the type of forces that have caused it to evolve to its present state. Both natural forces and the activities of man affect designed and cultural landscapes” (p.133). Harvey suggests keeping in mind context and historic period, as well as looking for origins and clues in the earth and utilizing photography for detecting change.

Harvey, Robert R. and Susan Buggy. (1988). “Section 630: Historic Landscapes,” In C.W. Harris and N.T. Dines, (Eds.), *Time-Saver Standards for Landscape Architecture*. New York: McGraw Hill Book Company, pp.630-1 – 630-33.

*Annotation:* Harvey and Buggy define historic landscapes here as “the landscapes of the past. They comprise physical evidence of human presence on the land. Their survival into the present represents a continuity of past and present which permits an understanding, an appreciation, and a stability of our fundamental environment. Their continued survival demands a knowledgeable stewardship committed to conservation” (p.630-1). They also state, “That which is historic exists in a continuum with the modern, the latter constantly receding into the past and becoming part of it” (p.630-1). This chapter discusses issues and processes that are vital to preserving historic landscapes, offering guidelines and ideas on how to approach the evaluation and conservation of historic landscapes, from preservation to conservation, rehabilitation, restoration, reconstruction and reconstitution (p.630-3), and delineating criteria for decision making regarding historic landscapes, including historical significance, extant structures, condition of structures, and selection of period of significance (p.630-4).

Jackson, J.B. (1994). “By Way of Conclusion: How to Study the Landscape,” In L. Horowitz (Ed.),

*Landscape in Sight: Looking at America*, (pp.307-318). New Haven: Yale University Press.

*Annotation:* Jackson states that the student of landscapes has an interest not only in historical events that happened in a place, but also in “how space is organized by a community” (p.309). Referring to Tuan’s work, Jackson goes on to say that “the significance of space in landscape terms ... is that it makes the social order visible. Space, even a small plot of ground, identifies the occupant and gives him status, and, most important of all, it establishes lasting relationships” (p.309). Here, Jackson argues the importance of studying pre-industrial landscapes common in rural, small towns, noting the differences in spatial organization that arrived once land became a commodity to be bought and sold (p.313-315) and once the automobile became the primary mode of transportation (p.315-317). In the previous chapter, “The Word Itself,” Jackson arrives at a definition of landscape as “a composition of man-made spaces on the land... a landscape is not a natural feature of the environment but a synthetic space, a man-made system of spaces superimposed on the face of the land, functioning and evolving not according to natural laws but to serve a community” (p.304-305).

Jackson, J.B. (1984). *Discovering the Vernacular Landscape*. New Haven: Yale University Press.

Lewis, Pierce F. (1979). “Axioms for Reading the Landscape,” In D.W. Meinig (Ed.), *The Interpretation of Ordinary Landscapes*, (pp.11-32). New York: Oxford University Press.

*Annotation:* In this article, geographer Lewis defines a basic principle of landscape studies, “that all human landscape has cultural meaning, no matter how ordinary that landscape may be” (p.12). He argues, then, that the landscape may be “read,” stating that “our human landscape is our unwitting autobiography, reflecting our tastes, our values, our aspirations, and even our fears, in tangible, visible form” (p.12). However, he goes on to note that the landscape is often not easy to read. “Ordinary landscape seems messy and disorganized...” (p.12), and people are unaccustomed to reading landscapes for specific meanings.

National Park Service, *Cultural Landscape Report for Glen Haven Village Historic District* (2007) and *Cultural Landscape Report for Hot Springs National Park* (2008). Washington, D.C.: U.S. Department of the Interior.

*Annotation:* These two cultural landscape reports – one for a historic district in Sleeping Bear National Lakeshore in Michigan, and the other for Hot Springs National Park – serve as examples of CLRs for historic districts, one of which contains historic mineral springs and bathhouses.

Page, Robert R., Cathy A Gilbert, and Susan A. Dolan. (1998). *A Guide to Cultural Landscape Reports: Contents, Process and Techniques*. Washington, D.C.: U.S. Department of the Interior, National Park Service.

*Annotation:* This NPS publication is a detailed description of the elements included in a cultural landscape report, from research to evaluation, treatment decisions, and writing the report. It is a useful reference manual for conducting the cultural landscape assessment for the Healing Waters Trail downtown segment.

Sauer, Carl O. (1925). *The Morphology of Landscape*. Berkeley: University of California Press.

Stilgoe, John R. (1998). *Outside Lies Magic: Regaining History and Awareness in Everyday Places*. New York: Walker and Co.

Tuan, Yi-fu. (1977). *Space and Place: The Perspective of Experience*. Minneapolis: University of

Minnesota Press.

Wilson, Chris and Paul Groth. (2003). "The Polyphony of Cultural Landscape Study," In Wilson and Groth (Eds.), *Everyday America: Cultural Landscape Studies After J.B. Jackson*, (pp.1-26). Berkeley: University of California Press.

*Annotation:* The introduction to this edited volume concerning J.B. Jackson's influence on cultural landscape studies, Wilson and Groth provide a concise history of cultural landscape studies, situating Jackson's work among various bodies of landscape thought going back to the Middle Ages in Europe. They position Jackson as a "catalyst" for the "maturation of cultural landscape studies in the United States," which began to gradually gain momentum in the 1950s through the 1970s and really took off in the 1980s and 1990s. Wilson and Groth observe that the study of cultural landscapes is widely varied, stating that it is "of necessity a many-voiced endeavor" and credit Jackson's influence on landscape studies for much of the richness and variety within this growing field of study (p.21).

### **Trail Planning**

American Trails. (1990, Summer). *Trails for All Americans: Report of the National Trails Agenda Project*. Washington D.C.: National Park Service.

*Annotation:* This publication asks, "What would it take for all Americans to be able to go out their front doors and within fifteen minutes be on trails that wind through their cities, towns or villages and bring them back without retracing their steps?" (p.1). The publication refers to the 1987 endorsement by the President's Commission on American Outdoors of such a national system of trails, which is dependent upon land-use and planning decisions that are made daily in cities and towns across the country. It states, "The critical task today is thinking about trails in the context of whole systems and making land use decisions that explicitly consider connecting the trails, linear parks and greenways, and acting now..." (p.1). It also makes the following statements about the benefits of trails... "As linear corridors, trails and greenways have the potential to satisfy great numbers of Americans. Providing more recreation and alternatives than a single parcel of land, trails connect people with natural and community resources, and provide safe and scenic routes from home to shopping areas, schools and business centers. Trails unite neighborhoods and link urban, suburban, and rural environments." (p.2) ... "Trails have multiple values and their benefits reach far beyond recreation. Trails can enrich the quality of life for individuals, make communities more livable, and protect, nurture, and showcase America's grandeur by traversing areas of natural beauty, distinctive geography, historic significance, and ecological diversity. Trails are important for the nation's health, economy, resource protection and education." (p.3) The publication goes on to make recommendations on how different levels of government (local, state, federal) can participate in helping to expand the nation's network of trails.

Flink, Charles A., Kristine Olka, and Robert M. Searns. (2001). *Trails for the Twenty-First Century: Planning, Design and Management Manual for Multi-Use Trails*. Rails-to-Trails Conservancy. Washington, D.C.: Island Press.

*Annotation:* This book provides a set of guidelines for developing multi-use trails. In the introduction, the authors define several roles that trail advocates, planners, builders and managers will need to play when developing trails: 1) "promoting a systems approach to trail development;" 2) "using trail and greenway to shape urban fabric;" 3) "finding ways to empower, enable, and encourage communities to build trails and

greenways;" 4) "using technology to better visualize and promote trails;" 5) "inspiring the next generation to become involved in trails" (p.3-4). This book is a great resource for each step of the trail planning process, from getting started with a trail concept, to planning and public involvement, designing the trail, funding and building the trail, managing and maintaining the trail, and maximizing the trail's potential in terms of public support and use.

Flink, Charles A., Robert M. Searns, and Loring Schwarz (Eds.). (1993). *Greenways: A Guide to Planning, Design, and Development*. Washington D.C.: Island Press.

*Annotation:* This book offers guidelines for developing greenways, taking the reader through the process. It serves as a good reference manual for developing all kinds of greenways, which serve the function of protecting natural, cultural and historic resources (p.xviii). Areas of focus include visioning, planning, organizing partnerships, building public support, funding, protection and ownership, preserving natural and cultural heritage, greenway design, trail design, water recreation, facilities design, safety and liability, and management.

Hesselbarth, Woody and Brian Vachoski. (2004). *Trail Construction and Maintenance Notebook*. Missoula, MT: USDA Forest Service Technology and Development Program.

*Annotation:* This booklet provides recommendations regarding trail construction and maintenance, dealing with topics such as clearing the trail corridor, laying a trail foundation, trail surfacing, water control, stream and river crossing, special structures, signage, naturalizing abandoned areas, and tools.

## **Public Space and Placemaking**

Carmona, Matthew, Tim Heath, Tanner Oc, and Steve Tiesdell. (2003). *Public Places Urban Spaces: The Dimensions of Urban Design*. London: Architectural Press.

*Annotation:* In the first chapter of this book, the authors discuss the history of thought on urban design, providing context for thought on urban design today. The authors argue that "at the heart" of urban design "is a concern for making places for people" and that "urban design is a shared rather than a particular responsibility" (p.19). The authors also state that "urban design is not simply a passive reaction to change. It is – or should be – a positive attempt to shape change and to make better places," further stating that "there is a clear relationship between the spatial and physical characteristics of a city, and its functional, socioeconomic and environmental qualities. The need, therefore, is to design cities and urban spaces to work well, to be people-friendly, and to have a positive environmental impact" (p.35).

Childs, Mark. (2004). *Squares: A Public Place Design Guide for Urbanists*. Albuquerque: University of New Mexico Press.

*Annotation:* In this book, Childs make the case that public spaces should support conviviality, a concept that encompasses a sense of belonging to a place, a love of landscape, and identification with the built form of a place (p.1-4). He presents design principles within three schools of thought on the "nature of the commons" – Civitas (anchoring the design in the desires, interests, values, culture of a specific community); Genius Loci (building public spaces that are immersed in the landscape, or the spirit of the place); and Urbanitas (creating spaces that respond to the traditions of built form that exist in a place and which invite social engagement) (p.6-7). Particularly useful in this volume are suggestions on urban paths (p.24), building community (p.44-



46), storied landscapes (p.53-55), crime prevention through physical design (p.81-83), waterworks and civic space (p.90-91), creating microclimates (p.98), shaping the shade (p.100), maximizing the benefits of water (p.100-101), the language of the street (p.168-9), shared streets (p.170-172), great sidewalks (p.172-175), and the roles of public art (p.183-191).

Cooper, Marcus and Carolyn Francis. (1990). *People Places: Design Guidelines for Urban Open Space*. New York: John Wiley & Sons.

Hayden, Dolores. (1995). *The Power of Place: Urban Landscapes as Public History*. Cambridge: MIT Press.

*Annotation:* Hayden provides a useful discussion of public history, public art, and urban preservation, attempting to claim the urban vernacular landscape as a crucial component of public history, the meaning of place, and social reproduction.

Harries, Karsten. (1998). *The Ethical Function of Architecture*. Cambridge, MA: The MIT Press.

*Annotation:* “There is a continuing need for the creation of festal places on the ground of everyday dwellings, places where individuals come together and affirm themselves as members of the community, as they join in public reenactments of the essential: celebrations of those central aspects of our life that maintain and give meaning to existence. The highest function of architecture remains what it has always been: to invite such festivals” (p.365).

Hester, Randolph. (2006). *Design for Ecological Democracy*. Cambridge: MIT Press.

Hough, Michael. (1990). *Out of Place: Restoring Identity to the Regional Landscape*. New Haven: Yale University Press.

*Annotation:* In this book, Hough argues for certain design principles that may restore a sense of place and identity to increasingly homogenized urban landscapes. He states, “Landscape is an expression of a place’s regional context...” (p.15) and that “...regional identity is a notion of something that is experienced” (p.18). According to Hough, good design involves “knowing the place,” “maintaining a sense of history,” an experience of learning from the environment, minimal interference, and a notion of sustainability (p.180-194).

Jacobs, Allan B. (1993). *Great Streets*. Cambridge: The MIT Press.

*Annotation:* Jacob’s book presents and compares examples of streets throughout the world in order to select the design elements that make some streets great. Of particular value for the Healing Waters Trail is Part Four, in which he details the design qualities of great streets: places for people to walk with some leisure; physical comfort; definition; qualities that engage the eyes; transparency; complementarity; maintenance; quality of construction and design. Jacobs then gives specific recommendations for the elements required to make a street great, including trees, gateway markers, diversity of built form, streetlights, benches, paving, fountains, open spaces as destinations, accessibility, residential density, diversity of uses, parking, contrast in shape and pattern, and sense of time/history.

Jacobs, A. and D. Appleyard. (1987). “Towards an Urban Design Manifesto: A Prologue.” *Journal*

Lefebvre, Henri. (1974). *The Production of Space*. Blackwell Publishing.

*Annotation:* In this influential work, Lefebvre discusses the meaning and experience of space, arguing that people, societies, shape spaces to meet the requirements of economic and social production and reproduction. Spaces and landscapes are thus imbued with and inseparable from the social, economic, and cultural values of the societies that created them and that, in a reciprocal relationship, were then shaped by those spaces. He states, “Authentic knowledge of space must address the question of its production.”

Lynch, Kevin. (2001). *What Time is This Place?* Cambridge, MA: MIT Press.

*Annotation:* In this book, Lynch writes about a central theme, “that the quality of the personal image of time is crucial for individual well-being and also for our success in managing environmental change, and that the external physical environment plays a role in building and supporting that image of time. The relationship is reciprocal” (p.1). He also argues that “a desirable image is one that celebrates and enlarges the present while making connections with past and future” (p.1). Lynch discusses how the human sense of time frames the ways we view, change, and conserve the physical environment of cities. According to Lynch, “We preserve present signals of the past or control the present to satisfy our images of the future” (p.65).

Oldenburg, Ray. (1989). *The Great Good Place*. New York: Marlowe & Company.

*Annotation:* Oldenburg defines “third spaces” as those places of informal gathering and social interaction which make a “great good place”. These third places afford people an “engaging public life” and include “streets and sidewalks, parks and squares, parkways and boulevards [that] are being used by people sitting, standing, and walking” (p.14). They are cafes, markets, plazas, and paths which foster informal public life, and they are essential to a healthy community.

### **Heritage Tourism Planning and Interpretation**

Alderson, William T. and Shirley Payne Low. (1985). *Interpretation of Historic Sites*. Nashville: American Association for State and Local History.

*Annotation:* This book presents a guide for how to plan a successful interpretive program for historic sites. Although the book primarily focuses on guided interpretation, chapter 5 deals with interpretive publications, displays, exhibits, and other interpretive techniques.

Brochu, Lisa. (2003). *Interpretive Planning: The 5-M Model for Successful Planning Projects*. Fort Collins, CO: National Association of Interpretation.

*Annotation:* In this book, the author uses the National Association of Interpretation’s definition of interpretive planning – “a communication process that forges intellectual and emotional connections between the interests of the visitor and the meanings inherent in the resource” (p.2-3). She contends that interpretive planning “allows us to deliver messages through the creation of experiences” and should include a creative interplay of the 5 Ms – management (mission, goals, policies and operational issues), message (ideas to be communi-

cated to the public), market (users and supporters), mechanics (physical properties), and media (method of communication) (p.3-5). The book goes into detail on each of these five components of interpretive planning, illustrating how to create a successful interpretive plan and program.

Howard, Peter. (2003). *Heritage Management, Interpretation, Identity*. London: Continuum International Publishing Group.

*Annotation:* This book aims to “examine the heterogeneous collection of things that people want to save, and set out a series of ideas by which they can be usefully studied, more effectively managed and interpreted” (p.2). The book asks, “What is heritage? Who wants to save it? For whom? Who is expected to pay for it? Where is the best place for this heritage? Which is the proper period to which this heritage should be returned? ... and How is this heritage best interpreted and presented, to whom?” (p.3). The book focuses on the study of heritage as a set of disciplines and on the process by which heritage is selected (and ignored) for interpretation and management.

Levy, Barbara A., Sandra M. Lloyd, and Susan P. Schreiber. (2001). *Great Tours! Thematic Tours and Guide Training for Historic Sites*. Walnut Creek, MD: AltaMira Press.

*Annotation:* This publication serves as a sort of activity book to take a team of people through the process of designing and implementing a thematic tour of an historic site. The book primarily focuses on guided tours, but there is some useful information regarding identifying historical themes and understanding and interpreting material culture and historic contexts for particular audiences.

McKercher, Bob and Hilary du Cros. (2002). *Cultural Tourism: The Partnership Between Tourism and Cultural Heritage Management*. New York: The Haworth Press, Inc.

*Annotation:* The authors review various definitions of cultural tourism, from the tourism-derived definitions (special interest tourism), motivational definitions (culturally-motivated tourism), experiential or aspirational definitions (tourism that provides an experience of or education about cultural or natural heritage), and operational definitions (defined by participation in certain activities) (p.3-5). This book takes a slightly different approach, examining the interrelationships among four elements – tourism, use of cultural heritage assets, consumption of experiences and products, and the tourist – with the goal of linking these with the management of heritage resources. The authors acknowledge both the opportunities and threats that accompany cultural tourism, seeking to find sustainable management solutions.

National Park Service. (1997). *Wayside Exhibits Users Guide*. Washington, D.C.: National Park Service Interpretive Design Center.

*Annotation:* This primer on wayside exhibit design and maintenance describes the National Park Service standards for such exhibits and defines their purpose – to answer the questions visitors have about the natural and cultural resources they see and to provoke curiosity about such places.

National Park Service. (1998). *Wayside Exhibit Guidelines: The ABCs of Planning, Design and Fabrication*. U.S. Department of the Interior, National Center for Recreation and Conservation.

*Annotation:* This NPS publication takes the reader through a step by step process of planning and implement-

ing wayside exhibits. It provides guidelines on research, media choices, budget, layout, text, verbage, fabrication, site considerations, installation and ongoing maintenance.

Nornkunas, Martha K. (1993). *The Politics of Public Memory: Tourism, History and Ethnicity in Monterey, California*. Albany: State University of New York Press.

*Annotation:* In the introduction to this book, the author discusses tourism and the many academic debates that have surrounded the phenomenon. One interesting statement she makes is that tourism deals with both the “construction of public culture” and the “creation of value” (p.4). Her point is that tourism involves a selective process of representation of the past – a process that is imbued with personal, social and political motives. She provides an example of tourism in Monterey, California, in order to illustrate her positions regarding the politics of tourism and public memory.

Orbasli, Aylin. (2000). *Tourists in Historic Towns: Urban Conservation and Heritage Management*. London: E & FN Spon.

*Annotation:* In the introduction to this book, the author states, “Urban heritage is an interpretation of history by a wide range of users; its value, though, is not simply in the historic attributes of the built fabric and spatial aspects of the townscape, but also in the life of its contemporary resident community, differentiating it from other forms of heritage” (p.1). The author makes the point that urban conservation is not only about the resource but also about the social and economic contexts in which that resource is situated. This book analyzes the characteristics of historic urban environments, the influences of tourism on urban conservation, the pressures of tourism in historic towns, and how historic places are packaged and marketed by the tourist industry. This analysis provides recommendations for management and decision-making strategies by identifying ways that historic towns can benefit from tourism, decision-making practices that are responsive to local needs, the effectiveness and importance of local control, means for better representation of community needs, and innovative ways to manage the heritage environment (p.5). Orbasli examines multiple aspects of heritage conservation and tourism, coming to the conclusion that “tourism can play an important role for the future of historic towns” because it raises awareness of historic resources and increases local involvement and demand, conservation of individual resources leads to other resources being protected, adaptive reuse of historic resources as tourist accommodations or facilities, and it promotes cross-cultural communication regarding historic values (p.43). Chapter 5 on tourism planning for historic towns is particularly useful (p.128-151), as well as the discussion of the role of design and enhancing the value of place (p.182-184).

Sargent, Frederick O., Paul Lusk, Jose Rivera, Maria Varela. (1991). “Planning for Rural Quality, Recreation, and Historic Preservation,” In *Rural Environmental Planning For Sustainable Communities*. Washington D.C: Island Press.

*Annotation:* This article presents a very interesting discussion of ways that rural communities can accommodate growth and the development of new economic activities while protecting and even enhancing rural character and sense of place, social equity, and cultural continuity (p.135). One strong incentive for rural communities to do enhance their aesthetic qualities and recreational opportunities is to improve their ability to attract visitors and diversify local sources of income (p.135). The authors present seven land-use ideas for achieving this – rural byways, scenic turnouts, utility corridors, town commons/plazas, nursery and tree plans, beautification zones, and signage. They also provide discussions of recreation planning methods and historic preservation planning approaches.

Smith, Melanie. (2003). "Cultural Tourism and Urban Regeneration," In *Issues in Cultural Tourism Studies*, (pp.153-170). London and New York: Routledge.

*Annotation:* In this chapter, Smith analyzes the role cultural tourism can play in the regeneration of post-industrial towns and cities. She states, "Cultural tourism can provide alternative sources of revenue for cities where traditional industries have declined, and whose economies, environment, and communities have suffered as a result," and "The role culture and tourism can play in the physical, economic, social and symbolic transformation of urban spaces is significant" (p.153). Smith argues that over the past few decades, local planning for urban regeneration has begun to integrate cultural policies with economic, environmental, educational, social and political policies to ensure more successful development strategies (p.154). While she warns about the risks of gentrification, displacement and disruption of social fabric, the author makes the claim that involvement of local residents and communities in the planning and policy-making process is critical to permitting cultural tourism development to "offer communities the chance to reclaim urban spaces, to assert their identity, and to benefit from cultural initiatives, attractions and events" (p.156). She also cautions that "cultural districts" should not be "isolated arts centers or cultural landmarks" but should rather be mixed-use districts with office space, residences, hotels, restaurants, and retail shops (p.159).

Smith, Melanie. (Ed.). (2007). *Tourism, Culture and Regeneration*. Cambridge: CABI.

*Annotation:* This edited volume provides several worldwide examples in which cities have integrated cultural tourism with urban regeneration planning and policy. The introduction to the volume is very similar to the ideas expressed in the editor's book *Issues in Cultural Tourism Studies*, and subsequent chapters provide case studies.

Thompson, Ron and Marilyn Harper. (2000). *Telling the Stories: Planning Effective Interpretive Programs for Properties Listed in the National Register of Historic Places*. U.S. Department of the Interior, National Park Service, National Register Bulletin.

*Annotation:* This NPS publication provides guidance in developing effective programs to convey the meaning of and tell stories about historic places, especially those listed on the National Register of Historic Places, to various audiences. The focus of the booklet is education as the primary purpose of interpretive programs for historic sites, going into various methods of telling stories, from those presented by people (talks, tours, living history, festivals) to those not presented by people (publications, educational materials, exhibits, signage, videos).

Timothy, Dallen J. and Stephen W. Boyd. (2003). *Heritage Tourism*. London: Prentice Hall.

*Annotation:* This book provides discussions surrounding key concepts in heritage tourism, including supply, demand, conservation, management, interpretation, authenticity and politics. The authors take the perspective that what we call heritage today is linked to the past, but that it represents those inherited and selected remnants of the past that communities in the present are actively choosing to save for future generations. This selective process of both time and present values (economic, social, political, scientific) is involved in every aspect of heritage tourism. The authors provide a couple of visual models of this process on pages 8 and 9.



## Public History and Collective Memory

Archibald, Robert R. (1999). *A Place to Remember: Using History to Build Community*. Walnut Creek, CA: AltaMira Press.

*Annotation:* In this book, Archibald discusses the importance of history in building community, defining history “as the construction of useful narrative, not the discovery of universal truth” about the past (p.29). According to the author, processes of writing, telling, constructing history are forms of “remembering that create individual and group identity and [that] moderate behavior while simultaneously defining relationships in the world” (p.29). Personal memories, places, values and stories are all components of history creation and community building.

Benson, Susan, Stephen Brier, and Roy Rosenzweig. (1986). *Presenting the Past: Essays on History and the Public*. Philadelphia: Temple University Press.

Connerton, Paul. (1989). *How Societies Remember*. Cambridge: Cambridge University Press.

*Annotation:* This book asks the question, “How is the memory of groups conveyed and sustained?” (p.1). Regarding memory in general, and social memory in particular, Connerton states, “...our experience of the present very largely depends upon our knowledge of the past. We experience our present world in a context which is causally connected with past events and objects, and hence with reference to events and objects which we are not experiencing when we are experiencing the present. Hence the difficulty of extracting our past from our present: not simply because present factors tend to influence — some might want to say distort — our recollections of the past, but also because past factors tend to influence, or distort, our experience of the present. This process, it should be stressed, reaches into the most minute and everyday details of our lives” (p.2). Connerton goes on to make the case that “images of the past commonly legitimate a present social order” since an assumption of any society is that of a shared memory, and that social memory is often powerfully created, transmitted, and reinforced through performance (bodily practice) of traditions and rituals.

Danzer, Gerald. (1987). *Public Places: Exploring their History*. Nashville: American Association for State and Local History.

*Annotation:* This book primarily deals with the history of categories/types of public places, but in the introduction, the author makes reference to the importance of local, or “nearby” history to communities. Danzer’s purpose is “to consider the public dimension of the local environment, to see that environment as a product of historical forces, and finally, to contemplate the relationship of individual members of a community to the places where they encounter each other” (p.xi). Regarding history and public memory, he argues, “Personal experiences build memories, which transform ordinary landscapes into magical places. But there are also communal memories, which turn public places into civic pageants. And then there are facilities that make up the silent infrastructure of a community, those constructions that make possible individual adventures” (p.xi).

Glassberg, David. (2001). *Sense of History: The Place of the Past in American Life*. Amherst: University of Massachusetts Press.

Halbwachs, Maurice. (1992). *On Collective Memory*. Chicago: University of Chicago Press.

Hodgkin, Katharine and Susannah Radstone. (Eds.). (2003). *Contested Pasts: The Politics of Memory*. New York: Routledge.

*Annotation:* This edited volume deals specifically with the political dimensions of public memory – particularly focused on instances in which there are conflicting versions of what happened in the past, exacerbated by relationships of power and authority in which one side’s version may gain more validity than the other. The editors state, “...both ‘memory’ and ‘truth’ here are unstable and destabilizing terms” (p.2). History here is a form of representation of the past, which inevitably is passed through the filters of memory and interpretation, and conveyed through a particular medium.

Kuchler, Susanne and Walter Melion. (Eds.). (1991). *Images of Memory: On Remembering and Representation*. Washington D.C.: Smithsonian Institution Press.

*Annotation:* In the introduction to this edited volume, the authors delineate the hypotheses that are examined in the book – that “memory is socially and culturally constructed”, that “memory operates through representation” (“mnemonic processing”), that “modalities of recollection are historically based, and the project of understanding is a historical one”, and that “forgetting and recollecting are allied mnemonic functions. Forgetting can be the selective process through which memory achieves social and cultural definition” (p.7).

Phillips, Kendall R. (Ed.). (2004). *Framing Public Memory*. Tuscaloosa: University of Alabama Press.

## **Public Art**

Bach, Penny. (Ed.) (2001). *New Land Marks: Public Art, Community, and the Meaning of Place*. Washington D.C.: Editions Ariel.

*Annotation:* This book provides an overview of the New Land Marks program of the Fairmount Park Art Association in Philadelphia, and situates public art within a number of disciplines – from urban and cultural contexts, to biological and anthropological viewpoints, political and communal imperatives, and the complexity of public art planning and practice. The New Land Marks program is a long-term attempt to incorporate the imagination and creativity of artists with the knowledge and enthusiasm of communities in the creation of public art projects in Fairmount Park (p.12). Penny Bach defines public art as “a reflection of how we see the world—the artist’s response to our time and place combined with our sense of who we are” (p.13). She explains that the process of community engagement in public art creation serves to “enhance rather than limit the artist’s involvement” (p.16). In explaining why public art is necessary, she states, “Public art is a part of our public history, part of our evolving culture, and part of our collective memory. It reflects and reveals our society and adds meaning to our cities. As artists respond to our times, they reflect their inner vision of the outside world, and they create a chronicle of our public experience” (p.17).

Doss, Erika Lee. *Spirit Poles and Flying Pigs: Public Art and Cultural Democracy in American Communities*. Washington D.C: Smithsonian Institution Press.

*Annotation:* This book deals with the controversies that often surround public art in America, involving “questions of art and style and assumptions about audience, problems of placelessness, concerns about civic identity, and political posturing,” but “most of all,” the author argues, public art controversy “centers on debates over the meaning of democracy, and especially how democratic expression is shaped in contemporary America” (p.14).

Goldbard, Arlene. (2006). *New Creative Community: The Art of Cultural Development*. Oakland: New Village Press.

*Annotation:* In this follow-up to her original publication, *Creative Community*, the author defines “community cultural development” as “the work of artist-organizers and other community members collaborating to express identity, concerns and aspirations through the arts and communications media. It is a process that simultaneously builds individual mastery and collective cultural capacity while contributing to positive social change” (p.20). This book provides many examples of artistic, cultural responses to social conditions, be they social upheavals, cultural conflicts, or environmental degradation. The key principles of community cultural development are: 1) a goal of active participation in cultural life, 2) protection and nourishment of social diversity, 3) cultural equality, 4) culture as a vehicle for social transformation, 5) process of cultural expression is a “means of emancipation” not an end product, 6) dynamic nature of culture, 7) role of artists as transformative agents (p.43).

Goldstein, Barbara. (2005). *Public Art by the Book*. Seattle: Americans for the Arts in association with University of Washington Press.

*Annotation:* This book serves as a manual for communities who are designing a public art program or creating a public art plan. It may be a useful source of information as T or C develops its public arts program, which the Healing Waters Trail hopes to utilize in creating opportunities for public art along the trail route.

## **Public Health / Health Supportive Environments**

Active Living By Design.

“Community Action Model” URL: <http://www.activelivingbydesign.org/index.php?id=293>

“5 ‘P’ Community Strategies” URL: <http://www.activelivingbydesign.org/index.php?id=294>

*Annotation:* The “Community Action Model” of the organization, Active Living By Design, contends that community-engaged design processes can result in increased physical activity and a more active community. ALbD identifies 5 strategies for achieving this result – preparation, promotion, programs, policy, and physical projects.

Kaplan, Stephen. (1989). *The Experience of Nature: A Psychological Perspective*. Cambridge: Cambridge University Press.

Kellert, Stephen R. (2005). *Building for Life: Designing and Understanding the Human-Nature Connection*. Washington: Island Press.

*Annotation:* In this book, the author approaches three interrelated contentions – 1) that “experiencing natural process and diversity is critical to human material and mental well-being;” 2) that childhood is the time “when experiencing nature is most essential to human physical and mental maturation;” and 3) that “deliberate design” (or “restorative environmental design”) can “help reestablish the beneficial experience of nature in the modern built environment” (p.3). The author relies on the concept of biophilia, which he defines as “humans’ affinity for the natural world” (p.3-4).

# APPENDIX C: HEALING WATERS TRAIL WALKABILITY ASSESSMENT AND WORKSHOP SUMMARY OF RESULTS

Prepared by Claude Morelli, AICP, Transnuevo LLC and Lisa Roach, University of New Mexico  
10 September 2008

## Discussion: What is “walkability”?

- Even surfaces / smooth streets
- Accessibility for disabled people
- Good sidewalks
- Safe / traffic calmed
- Active / interactive streetscape
- Seating and shade!
- Aesthetically pleasing / attractive
- Free of dog waste (bag stations present)
- Clean (trashcans available)

## Discussion: Why “walkability”?

- Health
- Gas / cost of transportation
- Fun / recreational
- Good for business
- Conducive to bicycling
- Security / eyes on the street
- Stress management
- Community interaction / social
- Safe routes to school (child obesity / public health)

## Group #1, Segment A: Jones to Van Patten

### POSITIVE ELEMENTS:

- WPA marks
- One bench on Broadway
- Bath houses: galleries very presentable

### PROBLEMS:

- Sidewalks: Broken, None, Set down too high, Not ADA
- Loose gravel on sidewalks
- Excessive slopes
- Where ADA enter, but no exit at end
- Weeds
- Not all streets marked
- Crosswalks not clearly marked
- Drivers did not all stop
- Streets very bad – pot holes, cracks, standing water
- Drainage problem
- Street signs too low on Broadway

## Group #1, Segment B: Van Patten to Clancy

### POSITIVE ELEMENTS:

- Very nice spas
- Austin – drainage good
- More sidewalks this section & better condition

### PROBLEMS:

- More abandoned buildings and lots
- Poles & dumpsters in sidewalk
- Foch – bad condition

### **Group #1, Segment C: Clancy to Museum**

#### **POSITIVE ELEMENTS:**

- Broadway – sidewalks good
- Store fronts looked good
- Live entertainment
- Main – sidewalks in good shape
- Historic buildings

#### **PROBLEMS:**

- Clancy – bad condition
- Clancy – poor drainage
- Clancy – sidewalks crumbling
- Broadway – some drainage issues
- Numerous empty buildings
- Not enough street lights
- Main -- railings & high sidewalks
- Drainage from near Buckhorn Bar

### **Group #1: Summary**

#### **POSITIVE ELEMENTS:**

1. One bench – need more
2. WPA features
3. Historic buildings
4. Updating of bath houses
5. Store fronts on Broadway & Main

#### **PROBLEMS:**

1. Sidewalks – main problem
2. Streets need major work, signs, lights
3. ADA issues
4. Crosswalks – upkeep and enforcement
5. Abandoned buildings and lots

### **Group #2, Segment A: Jones to Van Patten**

#### **POSITIVE ELEMENTS:**

- WPA sidewalks to preserve
- Historic bath houses on Pershing

#### **PROBLEMS:**

- Streets in poor condition -- pot holes, cracking, no drainage
- Jones – flooding
- McAdoo – no sidewalks
- Pershing: No sidewalk; Sidewalk with cracks; Sign blocking sidewalks; Street sign at Broadway blocked by utility pole; No curb ramps or need repair

### **Group #2, Segment B: Van Patten to Clancy**

#### **POSITIVE ELEMENTS:**

- Austin – Blackstone Hot Springs
- Lots of WPA sidewalks

#### **PROBLEMS:**

- Van Patten – curbs very high and no wheelchair accessibility
- Foch & Marr: Street sign illegible (worn off); No grass or trees – “stark” – empty lots
- Austin – sidewalks in poor shape / no wheelchair
- Clancy – sidewalk in disrepair or intermittent
- Poor drainage on all streets

### **Group #2, Segment C: Clancy to Museum**

#### **POSITIVE ELEMENTS:**

- Broadway – best walkability
- Street musician
- Suggestion: Where there are no sidewalks, put trail – wheelchair access in street by curb

#### **PROBLEMS:**

- Empty storefronts and stores with limited hours
- Need trees or plants
- Street crossings depend on time of day
- Foch from Broadway to Main -- okay to antique store, sidewalk poor and stuff blocking way
- Main Street – very high sidewalk and railing



### **Group #3: Commercial Area**

#### **POSITIVE ELEMENTS:**

- Light traffic – able to walk on street

#### **PROBLEMS:**

- Sidewalk and streets in very poor condition
- Lack of aesthetics: benches, landscaping, lights
- Curb bad (no handicap access)
- Roads good/fair
- Lack of aesthetics
- Need unimpeded and marked crossings
- Two sheriffs failed to stop at marked crossing
- Diagonal parking would improve parking
- Need stop signs on Austin
- Need marked crossings
- Can't use sidewalks
- Not well lit at night
- City in disrepair (NM charm)
- 10 empty buildings on Broadway
- Ran into pole

### **Group #3, Segment B: Van Patten to Clancy**

#### **POSITIVE ELEMENTS:**

- Made business contacts
- Nice people said "Hi"

#### **PROBLEMS:**

- Need trees
- Roads too wide
- Need more aesthetics

### **Group #3: Report on Average "Scores"**

#### **COMMERCIAL AREA:**

- Room to walk: 3.0
- Ease of crossing street: 2.3
- Driver behavior: 3.3
- Ease of following rules: 3.5
- Pleasantness of walk: 3.3

#### **SEGMENT B:**

- Room to walk: 3.0
- Ease of crossing street: 5.0
- Driver behavior: 3.0
- Ease of following rules: 5.0
- Pleasantness of walk: 5.0

### **Group #4, Segment A: Jones to Van Patten**

#### **POSITIVE ELEMENTS:**

- Colorful buildings

#### **PROBLEMS:**

- Not ADA accessible
- Sidewalks broken, cracked, missing
- Dumpsters, poles, signs in sidewalk
- Debris and mud over sidewalk & street
- Sign at Pershing & Broadway too low
- Need more beautification
- Trash on street
- Cars don't always stop
- Need lights

### **Group #4, Segment B: Van Patten to Clancy**

#### **POSITIVE ELEMENTS:**

- Nice garden at Blackstone Lodge

#### **PROBLEMS:**

- Sidewalks broken, cracked and missing
- Dumpsters in sidewalk
- Poles and fire hydrants in sidewalk
- Curbs and ramps need repair (ADA)
- Cars don't stop
- More flowers and trees
- Trash on streets
- Redo crosswalks to be more visible
- Some cars blocking sidewalk
- Add benches, maps, trash cans
- Lights

### **Group #4, Segment C: Clancy to Museum**

#### **POSITIVE ELEMENTS:**

- Many interesting buildings
- Benches and trees
- Trash cans (some)

#### **PROBLEMS:**

- Sidewalks broken, cracked, missing
- Add more trees and flowers
- Repair / add curbs and ramps
- Add crosswalk at Broadway and Foch
- Cars do not yield to pedestrians
- Remove railing and lower sidewalk height
- Lights

